

Growing on a Stronger Asset Portfolio



CHEUNG KONG PROPERTY HOLDINGS LIMITED
長江實業地產有限公司

(Incorporated in the Cayman Islands with limited liability)

STOCK CODE: 1113

Annual Report 2015

Group Structure



CHEUNG KONG PROPERTY GROUP
TOTAL MARKET CAPITALISATION
HK\$225 Billion

17 March 2016



Contents

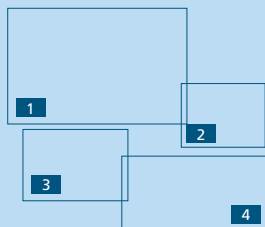
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Five Year Financial Summary

Consolidated Income Statement (HK\$ million)					
	2011	2012	2013	2014	2015
Group revenue	32,971	19,192	17,011	24,038	57,280
Share of revenue of joint ventures	10,697	13,155	16,540	8,189	1,513
Total	43,668	32,347	33,551	32,227	58,793
Profit attributable to					
Shareholders	17,779	16,930	14,152	17,068	17,113
Non-controlling interests	147	133	272	248	795
Profit after taxation	17,926	17,063	14,424	17,316	17,908
Consolidated Statement of Financial Position (HK\$ million)					
	2011	2012	2013	2014	2015
Fixed assets	11,179	10,093	9,942	9,928	18,614
Investment properties	25,180	29,656	28,777	33,285	119,959
Joint ventures	41,062	46,072	45,309	45,897	4,393
Associates	–	–	–	–	7,743
Other non-current assets	2,586	5,596	5,606	7,473	9,599
Net current assets (liabilities)	(16,091)	(8,620)	1,096	3,837	174,870
	63,916	82,797	90,730	100,420	335,178
Bank and other loans	515	315	610	350	55,217
Other non-current liabilities	813	805	966	999	10,274
Net assets	62,588	81,677	89,154	99,071	269,687
Representing:					
Share capital	–	–	–	–	3,860
Share premium	–	–	–	–	250,951
Combined capital	93	93	93	93	–
Reserves	59,383	78,519	86,002	96,161	8,285
Shareholders' funds	59,476	78,612	86,095	96,254	263,096
Non-controlling interests	3,112	3,065	3,059	2,817	6,591
Total equity	62,588	81,677	89,154	99,071	269,687
Shareholders' funds					
– NBV per share (HK\$) (note)	15.41	20.37	22.31	24.94	68.17
Earnings per share (HK\$) (note)	4.61	4.39	3.67	4.42	4.43
Dividend per share (HK\$)					1.40
Interim dividend					0.35
Final dividend					1.05



Note: Calculation of NBV per share and earnings per share are based on 3,859,678,500 shares issued on the Completion Date (as described in note 1 to the consolidated financial statements) as if such number of shares had been in issue throughout the years concerned.



The Year at a Glance



1. The Group announced its 2015 Annual Results on 17 March 2016
2. Launch of La Lumière at Hung Hom
3. Regency Garden Phase 5A in Shanghai
4. Regal Lake II in Guangzhou

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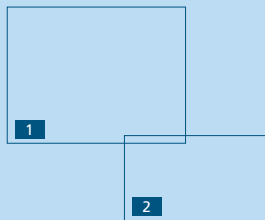
-  The Cheung Kong Group announced its reorganisation proposal, merger proposal and spin-off proposal on 9 January 2015.
-  La Lumière at Hung Hom achieved satisfactory sales.

-  Release of Regency Garden Phase 5A in Shanghai with satisfactory sales recorded.
-  Sales of units under Regal Lake II in Guangzhou are in satisfactory progress.

The Year at a Glance (continued)



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1. Release of Hemera at Tseung Kwan O
2. Launch of The Beaumont II at Tseung Kwan O

☞ Launch of Hemera at Tseung Kwan O was well-received by home buyers.

☞ The Beaumont II at Tseung Kwan O was offered for sale with favourable response.

☞ Following the completion of the Cheung Kong Group reorganisation on 3 June 2015, Cheung Kong Property Holdings Limited (Stock Code: 1113) was listed on The Stock Exchange of Hong Kong Limited on the same day.



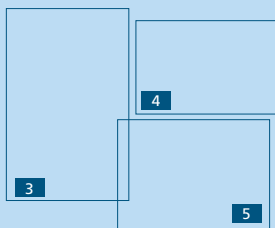
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3. Awarded Hong Kong Top 10 Developer Awards 2015

4. Launch of VIVA at Hung Hom

5. Metropolitan Heights in Wuhan

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☞ Awarded "Hong Kong Top 10 Developer Awards 2015" at BCI Asia Awards 2015.

☞ VIVA at Hung Hom was offered to the market for sale.

☞ Metropolitan Heights was launched in Wuhan with satisfactory sales recorded.

The Year at a Glance (continued)



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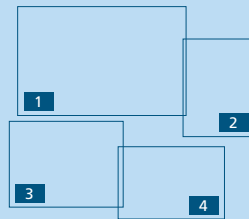


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1. Release of Stars by the Harbour at Hung Hom
2. Awarded Asia's Best Employer Brand Awards in Singapore
3. Award presented by *East Week Magazine*
4. MTR HONG KONG Race Walking 2015

- ☞ Stars by the Harbour in Hung Hom was released to the market.
- ☞ Awarded "Asia's Best Employer Brand Awards" at the 6th Asia Best Employer Brand Awards 2015 in Singapore.
- ☞ A-, A3 and A- credit ratings which were given to the Group by Standard & Poor's, Moody's and Fitch Ratings respectively remain unchanged.

- ☞ The Group received the "Eastweek Outstanding Corporate Strategy Awards 2015" presented by *East Week Magazine*.
- ☞ Received the Highest Fund Raising Corporate Team Award in the MTR HONG KONG Race Walking 2015.



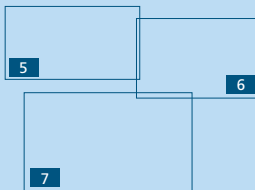
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5. 1881 Heritage won awards presented by Metro Radio

6. The Best Creative Ad Award received by City Point at Tsuen Wan

7. Wonderful World of Whampoa at Hung Hom

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City Point at Tsuen Wan received "The Best Creative Ad" Award at the "Metro Creative Awards 2015".

1881 Heritage received two accolades in Metro Radio's "Experiential Marketing Brilliance Awards Hong Kong 2015": "Best Strategy for Tourists" and "Top Ten Experiential Marketing Excellence Awards Hong Kong".

Wonderful World of Whampoa received three awards: Metro Broadcast: "Outstanding Family Mall"; Sing Tao Smart Parents: "Smart Parents' Choice – Shopping Mall"; Sing Tao Smart Parents: "Family Gathering Award".

The Year at a Glance (continued)



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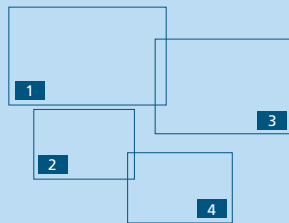


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1. Release of Yuccie Square at Yuen Long
2. Awarded Good MPF Employer Award 2014/2015
3. Obtained the site for Phase 8 of LOHAS Park development at Tseung Kwan O
4. Awards won by Marina Bay Financial Centre Phase 1 and Marina Bay Suites in Singapore

- ☞ Yuccie Square at Yuen Long was offered to the market for sale.
- ☞ Five member companies of the Group were awarded the "Good MPF Employer Award 2014/2015" by the Mandatory Provident Fund Schemes Authority.
- ☞ The Group obtained the site for Phase 8 of LOHAS Park development at Tseung Kwan O from MTR Corporation Limited through its railway property development projects.

- ☞ Marina Bay Financial Centre Phase 1 and Marina Bay Suites in Singapore received the awards "FIABCI Singapore SG50 Special Awards, Office Category" and "FIABCI World Prix d'Excellence Awards 2015, Silver Winners, Residential (High-rise)".



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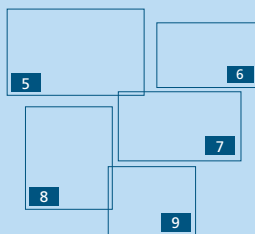
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5. Cape Coral Phase 4B in Guangzhou

6. Outstanding Listed Company Award 2015 ceremony

7. Directors' training on regulatory and compliance issues

8. The Most Influential Brand Name of Real Estates Enterprise was awarded to Hutchison Whampoa Properties (Nanjing) Limited

9. Awards received in The Outstanding Developer Awards 2015

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☞ Cape Coral Phase 4B in Guangzhou achieved satisfactory sales results.

☞ Received the "Outstanding Listed Company Award 2015" by The Hong Kong Institute of Financial Analysts and Professional Commentators Limited.

☞ Director's training was held with distinguished professionals presenting topics relating to regulatory and compliance issues.

☞ Hutchison Whampoa Properties (Nanjing) Limited was awarded "The Most Influential Brand Name of Real Estates Enterprise" by *Modern Express* newspaper.

☞ The Group and its three residential projects were awarded "The Outstanding Developer Awards 2015" presented by *CAPITAL* and *CAPITAL WEEKLY* magazines – Cheung Kong Property: "Annual Sales Performance"; Hemera at Tseung Kwan O: "New Residential Units Sales Performance"; Stars by the Harbour at Hung Hom: "Luxury Homes at Starry Victoria Habourside" and Lake Como in Shanghai: "Urban Development in Mainland China – Shanghai".

Report of the Chairman and the Managing Director

Growing on a
Stronger Asset Portfolio



HIGHLIGHTS

	2015 ^{Note 1} HK\$ Million	2014 HK\$ Million	Change
Revenue ^{Note 2}	58,793	32,227	+82%
Profit before investment property revaluation	15,568	12,051	+29%
Investment property revaluation (net of tax)	1,545	5,017	-69%
Profit attributable to shareholders	17,113	17,068	–
Earnings per share	HK\$4.43	HK\$4.42	–
Final dividend per share	HK\$1.05	N/A	N/A
Full year dividend per share	HK\$1.40	N/A	N/A

Note 1: Results for 2015 cover (i) the results of the property businesses of the Cheung Kong Group* for the full year and (ii) the results of the property businesses of the Hutchison Group** after the Property Businesses Combination*** for the period from 3 June 2015 to 31 December 2015 (212 days).

Note 2: Revenue includes the Group's revenue of HK\$57,280 million and the Group's share of revenue of joint ventures of HK\$1,513 million.

PROFIT FOR THE YEAR

The Group's audited profit attributable to shareholders for the year ended 31 December 2015 amounted to HK\$17,113 million. Earnings per share were HK\$4.43.

The Group's audited profit attributable to shareholders amounted to HK\$17,113 million.

DIVIDEND

The Directors recommend the payment of a final dividend of HK\$1.05 per share in respect of 2015 to shareholders whose names appear on the Register of Members of the Company at the close of business on Thursday, 19 May 2016. This together with the interim dividend of HK\$0.35 per share paid on 6 October 2015 gives a total of HK\$1.40 per share for the year. The proposed final dividend will be paid on Wednesday, 1 June 2016 following approval at the 2016 Annual General Meeting.

* "Cheung Kong Group" refers to CK Hutchison Holdings Limited and its subsidiaries before 3 June 2015.

** "Hutchison Group" refers to Hutchison Whampoa Limited and its subsidiaries before 3 June 2015.

*** "Property Businesses Combination" refers to the combination and transfer to the Group of all the property businesses of the Cheung Kong Group and of the Hutchison Group pursuant to the reorganisation and spin-off plan completed on 3 June 2015.

Report of the Chairman and the Managing Director (*continued*)

PROSPECTS

Cheung Kong Property Holdings Limited (the “Group”) was listed on the Main Board of the Hong Kong Stock Exchange on 3 June 2015 by way of introduction. The listing marked a new phase of growth for the Group under its reorganised business structure.

The Group’s principal activities now encompass property development and investment, hotel and serviced suite operation and property and project management, and it has interests in three listed real estate investment trusts. It has a portfolio of diversified properties, which includes properties located in Hong Kong, the Mainland, Singapore and the United Kingdom. With the inclusion of a large number of high-quality properties from the Cheung Kong Group* and the Hutchison Group**, the Group’s quality property portfolio has expanded significantly and become more diversified both in terms of asset type and geographical locations. Our fundamentals and competitiveness have been strengthened in terms of our business scale, operating base, and overall capabilities to sustain growth.

Business Review

This is the first annual report of the Group since its incorporation and listing, which covers (i) the results of the property businesses of the Cheung Kong Group for the full year and (ii) the results of the property businesses of the Hutchison Group after the Property Businesses Combination*** for the period from 3 June 2015 to 31 December 2015. During the reporting period, all the principal businesses of the Group continued to perform solidly, and an increase in the fair value of investment properties was recorded reflecting the Group’s long held policy of conservative property valuation. For the year ended 31 December 2015, the Group’s audited profit attributable to shareholders was HK\$17,113 million, comparable to the profit of the property businesses reported by the Cheung Kong Group for the previous year, while profit before investment property revaluation was HK\$15,568 million, 29% higher than that reported last year, and investment property revaluation increment was lower than last year.

Property Development

The Group’s high quality property development portfolio has expanded in terms of scale and market coverage as the properties developed by each of the Cheung Kong Group and the Hutchison Group have been transferred to the Group, and the joint ventures between the two groups have become its subsidiaries. The property market conditions remained challenging in Hong Kong and on the Mainland during last year. All development and marketing plans have proceeded cautiously according to their scheduled timetables. Revenue and contribution from property sales were in line with expectations.

* “Cheung Kong Group” refers to CK Hutchison Holdings Limited and its subsidiaries before 3 June 2015.

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*** “Property Businesses Combination” refers to the combination and transfer to the Group of all the property businesses of the Cheung Kong Group and of the Hutchison Group pursuant to the reorganisation and spin-off plan completed on 3 June 2015.

Property Investment

The Group's investment property portfolio has extended notably due to the addition of various commercial properties of the Hutchison Group such as Cheung Kong Center, Hutchison House, and China Building which have been sources of quality rental income. With an aggregate gross floor area of approximately 1.5 million sq.m., the portfolio provides the Group with steady cash flow and stable recurring income to complement the cyclical revenue streams from the development and sales of properties. Retail sales in Hong Kong have weakened, exerting increased downward pressure on retail rents as a whole. The Group's property investment operation remained resilient amid a more difficult environment as compared to the past few years. A solid increase in contribution was recorded in 2015, partly attributed to the increase of investment properties which generated new streams of rental contribution to the Group, and the benefits of a loyal, quality tenant base and well-balanced tenant mix which helped stabilise rental income.

Hotel and Serviced Suite Operation

With the inclusion of a number of large-scale, premium hotels and serviced suites of the Hutchison Group, the Group's hotel and serviced suite portfolio has visibly enlarged to cover over 16,000 rooms in aggregate and has brought with it stronger synergies. The hotel industry environment is increasingly challenging as tourist demand declines in the light of uncertain global economic prospects. Against this backdrop, the Group's hotel and serviced suite operation was inevitably affected.

Property and Project Management

The Group continues to strengthen its property and project management business to support its development and investment properties. The inclusion of those projects managed by the Hutchison Group has increased the total floor area of properties under the Group's property management.

Business Strategies

As stated in our interim report, the Group is steadfast in its aim to maximise shareholders' value through the long-term sustainable growth of its business. With the property business as its core operations, the Group will implement the following business strategies to exploit its potential and create new growth:

- ***Focus on the core markets:*** The Group will continue to focus on its core markets and seek to further solidify its market positions in Hong Kong, the Mainland and overseas markets, taking into account the operating conditions and tailoring the schedules of business development accordingly.
- ***Enhance recurring income from investment properties:*** The Group will evaluate and strategically adjust its mix of properties for sale and investment from time to time. It will continue to expand and enhance its existing investment property portfolio to complement the cash flow from sales of properties, while optimising its tenant base to improve recurring income and capture the long-term capital appreciation potential of its properties.

Report of the Chairman and the Managing Director (*continued*)

- **Enrich the scale and brand positioning of the hotel and serviced suite portfolio:** The Group will selectively expand its hotel and serviced suite portfolio, and actively manage its existing portfolio and enrich its existing hotel brand positioning. The Group will seek to improve operational efficiency to enhance the value of its hotels and serviced suites.
- **Optimise land bank to balance stability and growth:** The Group will focus on acquiring land at opportunistic times and reasonable prices by following a disciplined approach to land acquisition. The Group will manage and optimise its land bank actively in step with market conditions and in tune with its needs for medium- and long-term development.
- **Maintain a disciplined financial policy:** The Group will seek to maintain strong liquidity to capitalise on acquisition and investment opportunities as they arise through adhering to a disciplined financial management policy of maintaining a healthy debt ratio. The Group will exercise financial prudence in its capital commitments and deploy its capital resources efficiently to position itself for future growth.
- **Explore other sources of revenue:** The Group is open to considering various opportunities to generate revenue from other different sources, with a view to maintaining momentum for long-term sustainable development and growth, and balancing the cyclical impact on cash flow associated with the development of properties.

Outlook

The uncertainties facing the global economy and financial markets are expected to continue. The impact of the monetary policy normalisation in the U.S. is unclear. Economic growth in the Eurozone area, Japan and other nations is slow, while oil and commodity prices remain low. These uncertainties coupled with political issues in certain countries have weighed on the pace of the global economic recovery. The operating environment for businesses of different sectors will continue to be challenging and difficult to varying degrees.

With proactive government measures to stabilise economic growth and to improve and adjust its macroeconomic policies, the long-term economic outlook of the Mainland is expected to remain stable and positive, albeit with some fluctuations expected in the process. As stated in our interim report, the “One Belt, One Road” initiative, which is a long-term development strategy of the Mainland, will present tremendous opportunities to various business sectors and Hong Kong as a whole, thereby facilitating its economic development in the longer term.

The Hong Kong residential property market continued to consolidate during the period as a result of property-related policies. On the Mainland, buyer’s sentiment and property activities are expected to improve following the Central Government’s measures to de-stock housing inventory. Going forward, the level of property prices in Hong Kong and the Mainland will continue to be affected by the increases in construction costs as well as development and marketing expenses. Government housing policies will continue to be a major factor in determining the long-term direction of market development.

During the period, the Group has successfully bid for the site for phase eight of the LOHAS Park development in Tseung Kwan O at a reasonable price, with a total investment of approximately HK\$10 billion. Following increased globalisation and worldwide integration, competition from new market entrants is visible in Hong Kong and other overseas property markets such as Singapore and the United Kingdom in recent years. Such new players tend to compete with highly aggressive pricing strategies in land auctions. It is therefore not an easy task to acquire land at reasonable costs. The property business in Hong Kong and the Mainland are our core operations. The Group will adhere to stringent criteria based on development potential and acquisition costs in pursuing suitable opportunities for land acquisition in both markets in order to generate reasonable returns for shareholders. Our current land banks in Hong Kong, the Mainland and overseas markets will support our development over the next few years.

The Group has ample financial resources with a single-digit low gearing ratio. To optimise capital utilisation and maximise returns for shareholders, we will actively pursue quality investments in different business areas. Serious consideration will be given to opportunities that meet the investment criteria to: (1) generate stable income and provide a steady stream of liquidity in the long term; (2) provide income in the short to medium term and enhance overall profitability; and (3) strengthen further the Group's dividend distribution capability. The Group is well placed for growth, leveraging on its well-established foundations and strong liquidity profile.

We place a major focus on the property business which accounts for a large proportion of our operations, and consider Hong Kong and the Mainland as our key markets, while establishing a global presence with worldwide businesses in our strategic positioning. The Group strives to expand globally by seizing suitable business opportunities around the world with good potential, capitalising on a pool of professional talents specialised in different business areas including investment, operation, finance and risk management. Investments are guided by our principle of "advancing with stability", and are made in the interests of our shareholders as a whole who will ultimately benefit from the profit gained from our overseas investments by way of dividend distribution. Given the rapidly changing political and economic landscape, which is filled with uncertainties, we will be mindful of evolving trends in global economic developments and will continue to manage our businesses with prudence. While we will equip ourselves to face the challenges in 2016, we are still cautiously optimistic.

Intelligent, creative, dedicated, experienced and loyal employees are the Group's most valuable asset in this extremely competitive and challenging global environment. We take this opportunity to thank our colleagues on the Board and our diligent employees for their hard work, loyal service and contributions during the year.

Li Ka-shing

Chairman

Li Tzar Kuoi, Victor

Managing Director

Hong Kong, 17 March 2016

Management Discussion and Analysis

SUSTAINABLE DEVELOPMENT STRATEGY

The Group was listed on the Main Board of the Hong Kong Stock Exchange on 3 June 2015 by way of introduction. It holds the combined property businesses of the Cheung Kong Group* and of the Hutchison Group** pursuant to the reorganisation and spin-off plan. The joint ventures between the Cheung Kong Group and the Hutchison Group have become wholly owned or non-wholly owned subsidiaries of the Group.

The Group's capabilities lie in its extensive asset portfolio and sound business fundamentals. Its principal activities now encompass property development and investment, hotel and serviced suite operation and property and project management, and it has interests in three listed real estate investment trusts. It also has a portfolio of diversified properties, which includes properties located in Hong Kong, the Mainland, Singapore and the United Kingdom.

The Group is steadfast in its aim to maximise shareholders' value through the long-term sustainable growth of its business. With the property business as its core operations, the Group strives to strengthen its property business in Hong Kong and on the Mainland by expanding further its scale and asset classes. We will continue to provide innovative property concepts, enhance property qualities, and upgrade asset management levels. Meanwhile, we seek to improve overall asset performance and to maximise value by evaluating and strategically adjusting our mix of properties for sale and investment from time to time. To satisfy our needs for medium- and long-term development and to generate reasonable returns for shareholders, we also seek to acquire land in Hong Kong and the Mainland at opportunistic times and reasonable prices by adhering to stringent criteria based on development potential and acquisition costs.

Through a pool of professional talents specialised in different business areas including investment, operation, finance and risk management, the Group will further enhance its operational efficiency and effectiveness, and strengthen its risk management capacity to deal with unforeseen market changes. The Group's strong and diversified recurring income base provides it with a solid financial foundation to navigate different business cycles, and maintains its credit profile. We continue to exercise prudence in seeking ways to strengthen our financial capabilities. Through adhering to our fundamental financial policy of maintaining a healthy debt ratio, as well as our policy of seeking access to diversified funding sources, we are able to maintain strong liquidity and sufficient financial resources to flexibly respond to acquisition and investment opportunities as they arise, and gather momentum for growth on a long-term, sustainable basis.

We are open to considering various opportunities to generate revenue from different sources other than the property business, with a view to maintaining momentum for long-term sustainable development and growth, and balancing the cyclical impact on cash flow associated with the development of properties. We place a major focus on the property business which accounts for a large proportion of our operations, and consider Hong Kong and the Mainland as our key markets, while establishing a global presence with worldwide businesses in our strategic positioning. The Group will actively pursue suitable investments in other business areas to broaden its growth prospects through diversification and globalisation. We will seek expansion opportunities in Hong Kong, the Mainland and overseas markets, adhering to the principle of "advancing with stability" and taking into consideration the operating conditions of various markets, and the risks and returns of different projects. In any circumstances, all investment decisions are based on the long-term interests of shareholders. To provide steady returns and create value growth for shareholders, investments should meet the criteria to: (1) generate stable income and provide a steady stream of liquidity in the long term; (2) provide income in the short to medium term and enhance overall profitability; and (3) strengthen further the Group's dividend distribution capability.

BUSINESS REVIEW

Major Business Activities

1. Developments Completed during 2015:

Name	Location	Gross Floor Area (sq.m.)	Group's Interest
Stars by the Harbour	Kowloon Inland Lot No. 11120	33,979	100%
Mont Vert Phase II	The Remaining Portion of Tai Po Town Lot No. 183	16,892	100%
DIVA	The Remaining Portion of Inland Lot No. 3319	6,606	100%
La Mansion	Lot No. 2129 in D.D. 121 Yuen Long	6,076	100%
Heung Yip Road Project	Section A and The Remaining Portion of Aberdeen Inland Lot No. 354	30,099	100%
Thomson Grand	Upper Thomson Road, Singapore	43,781	100%
La Grande Ville Phase 3	Shun Yi District, Beijing	102,088	100%
Upper West Shanghai Phase 1B	Putuo District, Shanghai	136,476	60%
Hupan Mingdi Land No. 911 North	Jiading District, Shanghai	180,480	100%
Kerry Everbright City Phase III	Zhabei District, Shanghai	104,253	24.75%
Regency Cove Phases 1A and 1B	Changchun National Hi-Tech Industrial Development Zone, Changchun	235,485	100%
Regency Park Phases 4A and 4B	Jingyue Economic Development Zone, Changchun	45,378	100%

Management Discussion and Analysis (continued)

Name	Location	Gross Floor Area (sq.m.)	Group's Interest
Le Parc Phase 5B	Chengdu High-Tech Zone, Chengdu	148,035	100%
Regency Hills Lands No. 1 and 8A	Yangjiashan, Chongqing	198,326	95%
Regency Lakeview Land No. G19	Liangjiang New Area, Chongqing	73,175	100%
Laguna Verona Phase D2b	Hwang Gang Lake, Dongguan	73,870	99.82%
Emerald Cove Phase 1A	Chancheng District, Foshan	21,839	100%
Cape Coral Phase 4A	Panyu District, Guangzhou	76,963	100%
Noble Hills Phase 1A	Zengcheng, Guangzhou	1,500	100%
Emerald City Phases 1B, 1C, 2A and 2B	Jianye District, Nanjing	212,139	100%
The Harbourfront Land No. 6	Shibei District, Qingdao	226,478	90%
Royal Waterfront Phase 1	Qing Pu District, Shanghai	31,415	100%
Riviera Palace Phase 1	Qing Pu District, Shanghai	75,211	100%
Century Link Office Tower 1	Pudong New District, Shanghai	64,882	50%
Regency Garden Phase 5A	Pudong New District, Shanghai	37,730	85%
Land Lots G/M and H Project	Futian District, Shenzhen	45,000	50%
Millennium Waterfront Phase 1B	Jiangnan District, Wuhan	258,828	100%
The Greenwich Phase 4A	Xian Hi-Tech Industries Development Zone, Xian	134,899	100%

2. Developments in Progress and Scheduled for Completion in 2016:

Name	Location	Gross Floor Area (sq.m.)	Group's Interest
The Beaumont II	Tseung Kwan O Town Lot No. 111	51,000	100%
Repulse Bay Road Project	Rural Building Lot No. 177	6,613	100%
Ngau Tam Mei Project	Lot No. 2086 in D.D. 105 Yuen Long	9,392	100%
La Lumière	Hung Hom Inland Lot No. 556	9,740	100%
Yuccie Square	Yuen Long Town Lot No. 518	61,700	100%
VIVA	The Remaining Portions of Subsections 6, 7, 8, 9 and 10 of Section A of Kowloon Marine Lot No. 53 and The Remaining Portion of Section A of Subsection 8 of Section A of Kowloon Marine Lot No. 53	3,575	100%
The Zumurud	Kowloon Inland Lot No. 11125	36,630	80%
La Grande Ville Phase 4	Shun Yi District, Beijing	250,335	100%
Guangzhou Guoji Wanjucheng Phases 2B and 2C1	Huangpu District, Guangzhou	101,562	60%
Yuhu Mingdi Phases 2(1) and 3	Huangpu District, Guangzhou	135,280	80%
Upper West Shanghai Phase 2 Tender 1	Putuo District, Shanghai	62,033	60%
Hupan Mingdi Land No. 911 South	Jiading District, Shanghai	24,312	100%
Regency Park Phases 4A and 4B	Jingyue Economic Development Zone, Changchun	160,332	100%
Regency Hills Land No. 8B	Yangjiashan, Chongqing	11,286	95%

Management Discussion and Analysis (continued)

Name	Location	Gross Floor Area (sq.m.)	Group's Interest
Regency Lakeview Lands No. G18-A and G18-B	Liangjiang New Area, Chongqing	201,427	100%
Laguna Verona Phases D2a and H	Hwang Gang Lake, Dongguan	87,548	99.82%
Xiao Yao Bay Phase 5B	Jinzhou New Area, Dalian	57,445	100%
Emerald Cove Phases 1B, 2A and 2B	Chancheng District, Foshan	163,553	100%
Emerald City Phases 1A, 1B, 1C and 2C	Jianye District, Nanjing	146,305	100%
The Harbourfront Land No. 5	Shibei District, Qingdao	253,612	90%
Royal Waterfront Phase 2	Qing Pu District, Shanghai	47,510	100%
Riviera Palace Phase 2A	Qing Pu District, Shanghai	76,000	100%
Century Link Retail and Office Tower 2	Pudong New District, Shanghai	153,575	50%
Millennium Waterfront Phases 2A and 2B	Jiangnan District, Wuhan	302,056	100%
The Metropolitan Phase 1	Jiangnan District, Wuhan	205,354	100%
The Greenwich Phase 4B	Xian Hi-Tech Industries Development Zone, Xian	184,774	100%
Chelsea Waterfront Blocks HF4 and HF5	Chelsea/Fulham, London	4,741	95%

3. New Acquisitions and Joint Developments and Other Major Events:

Hong Kong

- (1) October 2015: A wholly owned subsidiary of the Group successfully won in a public tender exercise for the joint development with MTR Corporation Limited in respect of the development at Site H of the Remaining Portion of Tseung Kwan O Town Lot No. 70. With an area of approximately 16,638 sq.m., the site is earmarked for a residential development estimated to have a developable gross floor area of approximately 97,000 sq.m.
- (2) During the year under review, the Group continued to pursue opportunities for acquisition of properties and agricultural land with potential for development. Some of the properties and agricultural land are under varying stages of design and planning applications.

The Mainland and Overseas

- (3) During the year under review, the Group continued to focus on project development and the marketing of properties on the Mainland and overseas in a timely manner.

Property Sales

Revenue of property sales (including share of joint ventures) recognised for the year was HK\$49,059 million (2014 – HK\$26,348 million) comprising mainly sale of residential units of (i) property projects in Hong Kong – City Point, Hemera, Mont Vert Phases I & II, DIVA and Stars by the Harbour; (ii) property projects on the Mainland – Upper West Shanghai Phase 1B and Hupan Mingdi Land No. 911 North in Shanghai, La Grande Ville Phase 3 in Beijing, Emerald City Phases 1B and 1C in Nanjing, Millennium Waterfront Phase 1B in Wuhan, Regency Hills Land No. 1 in Chongqing, Le Parc Phases 3, 4, 5A and 5B in Chengdu, The Harbourfront Land Nos. 2, 3, 4 and 6 in Qingdao; and (iii) Thomson Grand in Singapore, and is summarised by location as follows:

Location	2015 HK\$ Million	2014 HK\$ Million
Hong Kong	15,924	19,407
Mainland	29,405	5,731
Singapore	3,724	1,210
Others	6	–
	49,059	26,348

Management Discussion and Analysis (continued)

Contribution from property sales (including share of joint ventures) for the year was HK\$15,522 million (2014 – HK\$8,501 million) and was derived from the following locations:

Location	2015 HK\$ Million	2014 HK\$ Million
Hong Kong	4,769	6,709
Mainland	10,093	1,401
Singapore	688	379
Others	(28)	12
	15,522	8,501

Besides, the Group's interest in a joint venture which held Metropolitan Plaza in Chongqing for rental income was disposed of to Hui Xian Real Estate Investment Trust at a profit of HK\$1,366 million during the year.

Property sales contribution for 2016 will mainly be derived from the sale of residential units of Stars by the Harbour, The Beaumont II, Yuccie Square and The Zumurud in Hong Kong, La Grande Ville Phase 4 in Beijing, Emerald City Phases 1 and 2 in Nanjing, Millennium Waterfront Phases 1 and 2 and The Metropolitan Phase 1 in Wuhan, and a few others scheduled for completion. In addition, the sale and purchase of a commercial property developed by the Group at Heung Yip Road in Hong Kong will be completed in 2016 and make a contribution to group profit.

In Hong Kong, the presale of all the residential units of The Beaumont II was accomplished during the year, approximately 70% of the residential units of Yuccie Square have been presold since the project was launched in November 2015 and the presale of residential units of The Zumurud will soon be launched. On the Mainland, the sales/presales of various residential projects are progressing well in the major cities and are sluggish in the smaller cities.

At the year end date, the Group had contracted property sales attributable to the Group but not yet recognised as follows:

Location	Sales Amount HK\$ Million
Hong Kong	15,768
Mainland	6,866
United Kingdom	839
	23,473

and had a development land bank of approximately 13.6 million sq.m. (excluding agricultural land and properties completed but including developers' interests in joint development projects), of which approximately 0.7 million sq.m., 12.5 million sq.m. and 0.4 million sq.m. were in Hong Kong, the Mainland and overseas respectively.

Property Rental

Revenue of property rental (including share of joint ventures) for the year was HK\$5,138 million (2014 – HK\$2,331 million) and included rental income derived on (i) the property portfolio previously held by CK Hutchison Holdings Limited and its subsidiaries (“Cheung Kong Group”) for the full year and (ii) the property portfolio previously held by Hutchison Whampoa Limited and its subsidiaries (“Hutchison Group”) for the period from 3 June 2015 (the completion date of the property businesses combination concerning the Cheung Kong Property Group and the Hutchison Property Group as described in note 1 to the consolidated financial statements (“Completion Date”)) to the year end date as follows:

Property portfolio previously held by	2015 HK\$ Million	2014 HK\$ Million
Cheung Kong Group	2,339	2,331
Hutchison Group	2,799	–
	5,138	2,331

The Group’s investment properties are mostly located in Hong Kong and comprise mainly office, retail and industrial properties, which accounted for 41%, 41% and 8% respectively of the revenue of property rental for the year.

Contribution from property rental (including share of joint ventures) for the year was HK\$4,513 million (2014 – HK\$2,069 million) and was derived from the following locations:

Location	2015 HK\$ Million	2014 HK\$ Million
Hong Kong	4,195	1,835
Mainland	272	225
Overseas	46	9
	4,513	2,069

Management Discussion and Analysis (continued)

At the year end date, the Group had an investment property portfolio of approximately 1.5 million sq.m. as follows:

Location	Office Million sq.m.	Retail Million sq.m.	Industrial Million sq.m.	Total Million sq.m.
Hong Kong	0.4	0.3	0.6	1.3
Mainland	0.1	0.1	–	0.2
	0.5	0.4	0.6	1.5

and recorded an increase in fair value of HK\$1,408 million (2014 – HK\$4,542 million) of investment properties based on a professional valuation using capitalisation rates ranging from approximately 4% to 8%. The Group also shared an increase in fair value of HK\$16 million (2014 – HK\$510 million) of investment properties held by joint ventures.

Hotel and Serviced Suite Operation

Revenue of hotel and serviced suite operation (including share of joint ventures) for the year was HK\$4,005 million (2014 – HK\$2,895 million) and included revenue generated on (i) the hotels and serviced suites previously owned by Cheung Kong Group for the full year and (ii) the hotels and serviced suites previously owned by Hutchison Group for the period from the Completion Date to the year end date as follows:

Hotels and serviced suites previously owned by	2015 HK\$ Million	2014 HK\$ Million
Cheung Kong Group	2,589	2,895
Hutchison Group	1,416	–
	4,005	2,895

The Group's hotel and serviced suite portfolio comprises 15 hotels and serviced suites in Hong Kong, 4 hotels on the Mainland, 1 hotel in The Bahamas and a total of over 16,000 rooms. During the year, the average room rates achieved by the Group's hotel and serviced suite operation in Hong Kong, on the Mainland and in The Bahamas were HK\$831, HK\$650 and HK\$769 respectively and the average occupancy rates were 88.2%, 61.2% and 56.5% respectively.

Contribution from hotel and serviced suite operation (including share of joint ventures) for the year after depreciation charge on land and buildings was HK\$1,279 million (2014 – HK\$1,227 million) and was derived from the following locations:

Location	2015 HK\$ Million	2014 HK\$ Million
Hong Kong	1,387	1,240
Mainland	(27)	(13)
Overseas	(81)	–
	1,279	1,227

Contribution margin of the Group's hotel and serviced suite operation for the year decreased when compared with last year as the combined hotel and serviced suite portfolio after the Completion Date had a lower operating profit margin. Nevertheless, an average hotel operating profit of HK\$191 per square metre per month was reported, representing an annualised yield of 16.2% on the total carrying amount of the Group's hotel and serviced suite properties at the year end date.

Property and Project Management

Revenue of property and project management (including share of joint ventures) for the year was HK\$591 million (2014 – HK\$653 million) and included management fee income earned on (i) properties and projects previously managed by Cheung Kong Group for the full year and (ii) properties and projects previously managed by Hutchison Group for the period from the Completion Date to the year end date as follows:

Properties and projects previously managed by	2015 HK\$ Million	2014 HK\$ Million
Cheung Kong Group	468	653
Hutchison Group	123	–
	591	653

Management Discussion and Analysis (continued)

Contribution from property and project management (including share of joint ventures) for the year was HK\$257 million (2014 – HK\$215 million) and was derived from the following locations:

Location	2015 HK\$ Million	2014 HK\$ Million
Hong Kong	185	165
Mainland	30	14
Overseas	42	36
	257	215

Certain joint ventures between Cheung Kong Group and Hutchison Group which were previously managed by Cheung Kong Group on a cost basis have become subsidiaries since the Completion Date. Consequently, management fee received from these subsidiaries would not be recognised as revenue and management costs would be accounted for as project costs, hence resulting in a decrease in revenue and an improved contribution margin for property and project management.

At the year end date, the total floor area of properties managed by the Group was approximately 22 million sq.m. and this is expected to grow steadily following the gradual completion of the Group's property development projects in the years ahead. The Group is committed to providing high quality services to the properties under its management.

Interests in Real Estate Investment Trusts

At the year end date, the Group's interests in listed real estate investment trusts ("REITs") were as follows:

	Principal Activities	Effective Interest
Hui Xian REIT	Investment in office, retail properties, hotels and serviced suites on the Mainland	32.4%
Fortune REIT	Investment in retail properties in Hong Kong	27.9%
Prosperity REIT	Investment in office, retail and industrial properties in Hong Kong	19.2%

Profit contribution for the year by the Group's interests in REITs amounted to HK\$500 million and was made up of (i) cash distribution of HK\$287 million received by Cheung Kong Group before the Completion Date; (ii) cash distribution of HK\$146 million received by the Group from Fortune REIT and Prosperity REIT after the Completion Date; and (iii) share of profit of HK\$67 million of Hui Xian REIT which has been accounted for as an associate since the Completion Date.

FINANCIAL REVIEW

Liquidity and Financing

The Group monitors its liquidity requirements on a short to medium term basis and arranges bank and other borrowings accordingly.

At the year end date, the Group had bank borrowings amounted to HK\$61.0 billion and the maturity profile was spread over a period of ten years, with HK\$5.8 billion repayable within one year, HK\$51.7 billion within two to five years and HK\$3.5 billion beyond five years.

The Group's net debt to net total capital ratio at the year end date was approximately 5.3%. Net debt is arrived at by deducting bank balances and deposits of HK\$45.9 billion from the total borrowings and net total capital is the aggregate of total equity and net debt.

With plenty of cash on hand as well as available banking facilities, the Group's liquidity position remains strong and the Group has sufficient financial resources to satisfy its commitments and working capital requirements.

Treasury Policies

The Group maintains a conservative approach on foreign exchange exposure management and borrows principally on a floating rate basis. The Group manages and reviews its exposure to foreign exchange rates and interest rates on a regular basis. At times of exchange rate or interest rate uncertainty or volatility and when appropriate, hedging instruments including swaps and forwards are used in the management of exposure to foreign exchange rate and interest rate fluctuations.

At the year end date, approximately 73.7% of the Group's bank borrowings were in HK\$ and US\$, with the balance in RMB and GBP mainly for the purpose of financing property projects on the Mainland and in the United Kingdom. The Group derives its revenue from property development mainly in HK\$ and RMB and maintains cash balances substantially in HK\$ and RMB. Income in foreign currencies, including GBP and SGD, is also derived from the Group's overseas property projects and cash in these currencies is maintained for operational requirements.

Charges on Assets

At the year end date, certain property assets of the Group amounting to HK\$21,450 million (2014 – Nil) were charged for bank loans obtained for property projects on the Mainland and overseas.

Contingent Liabilities

At the year end date, the Group provided guarantees to (i) the land provider of a joint development project for the minimum share of revenue amounting to HK\$576 million (2014 – HK\$588 million); and (ii) various banks on the Mainland for mortgage loans provided to purchasers of properties developed and sold by the Group amounting to HK\$1,678 million (2014 – Nil).

Employees

At the year end date, the Group employed approximately 21,400 employees for its principal businesses. The related employees' costs for the year (excluding directors' emoluments) amounted to approximately HK\$4,139 million. The Group ensures that the pay levels of its employees are competitive and employees are rewarded on a performance related basis, together with reference to the profitability of the Group, remuneration benchmarks in the industry, and prevailing market conditions within the general framework of the Group's salary and bonus system. The Group does not have any share option scheme for employees.

Directors' Biographical Information



LI Ka-shing

LI Tzar Kuoi, Victor

KAM Hing Lam

IP Tak Chuen, Edmond

LI Ka-shing, GBM, KBE, Commandeur de la Légion d'Honneur, Grand Officer of the Order Vasco Nunez de Balboa, Commandeur de l'Ordre de Léopold, aged 87, is the founder of the Cheung Kong Group. He was appointed to the Board and designated as the Chairman and an Executive Director of the Company and a member of the Remuneration Committee of the Company on 26 February 2015. He is the Chairman of CK Hutchison Holdings Limited ("CK Hutchison"), a listed company, and a member of the Remuneration Committee of CK Hutchison. He is also a Director of Cheung Kong (Holdings) Limited and Hutchison Whampoa Limited. He is the Chairman of Li Ka Shing Foundation Limited, Li Ka Shing (Overseas) Foundation and Li Ka Shing (Canada) Foundation. He has been engaged in many major commercial developments in Hong Kong for more than 60 years. Mr. Li served as a member of the Hong Kong Special Administrative Region's Basic Law Drafting Committee, Hong Kong Affairs Adviser and the Preparatory Committee for the Hong Kong Special Administrative Region. He is also an Honorary Citizen of a number of cities on the Mainland and overseas. Mr. Li is a keen supporter of community service organisations, and has served as honorary chairman of many such groups over the years. Mr. Li has received Honorary Doctorates from Peking University, the University of Hong Kong, The Hong Kong University of Science and Technology, The Chinese University of Hong Kong, City University of Hong Kong, The Open University of Hong Kong, University of Calgary in Canada and Cambridge University in the United Kingdom. Mr. Li has been awarded Entrepreneur of the Millennium, the Carnegie Medal of Philanthropy and The Berkeley Medal. He is the recipient of many other major honors and awards from renowned institutions on the Mainland and abroad. Mr. Li Ka-shing is the father of Mr. Li Tzar Kuoi, Victor, the Managing Director and Deputy Chairman and the Chairman of Executive Committee of the Company, and the brother-in-law of Mr. Kam Hing Lam, Deputy Managing Director and Member of Executive Committee of the Company. Mr. Li Ka-shing also holds directorships in certain companies controlled by certain substantial shareholders of the Company within the meaning of Part XV of the Securities and Futures Ordinance.

LI Tzar Kuoi, Victor, aged 51, joined the Cheung Kong Group in 1985, was appointed as a Director on 5 January 2015 and designated as the Managing Director and Deputy Chairman and an Executive Director of the Company on 26 February 2015. He was also appointed as the Chairman of the Executive Committee of the Company on 3 June 2015. He is the Group Co-Managing Director and Deputy Chairman of CK Hutchison Holdings Limited. He is also a Director of Cheung Kong (Holdings) Limited ("CKH") and Hutchison Whampoa Limited ("HWL"). He is also the Chairman of Cheung Kong Infrastructure Holdings Limited and CK Life Sciences Int'l., (Holdings) Inc., a Non-executive Director of Power Assets Holdings Limited and HK Electric Investments Manager Limited ("HKEIM") which is the trustee-manager of HK Electric Investments, a Non-executive Director and the Deputy Chairman of HK Electric Investments Limited and Co-Chairman of Husky Energy Inc. Except for CKH, HWL and HKEIM, all the companies/investment trust mentioned above are listed in Hong Kong or overseas. Mr. Victor Li is also the Deputy Chairman of Li Ka Shing Foundation Limited, Li Ka Shing (Overseas) Foundation and Li Ka Shing (Canada) Foundation, and a Director of The Hongkong and Shanghai Banking Corporation Limited. Mr. Victor Li serves as a member of the Standing Committee of the 12th National Committee of the Chinese People's Political Consultative Conference of the People's Republic of China. He is also a member of the Commission on Strategic Development of the Hong Kong Special Administrative Region and Vice Chairman of the Hong Kong General Chamber of Commerce. Mr. Victor Li is the Honorary Consul of Barbados in Hong Kong. He holds a Bachelor of Science degree in Civil Engineering, a Master of Science degree in Civil Engineering and an honorary degree, Doctor of Laws, honoris causa (LL.D.). Mr. Victor Li is a son of Mr. Li Ka-shing, the Chairman of the Company and a substantial shareholder of the Company within the meaning of Part XV of the Securities and Futures Ordinance ("SFO"), and a nephew of Mr. Kam Hing Lam, Deputy Managing Director and a Member of the Executive Committee of the Company. Mr. Victor Li is also a director of certain substantial shareholders of the Company within the meaning of Part XV of the SFO, and a director of certain companies controlled by certain substantial shareholders of the Company.

KAM Hing Lam, aged 69, joined the Cheung Kong Group in 1993, was appointed as an Executive Director and designated as Deputy Managing Director of the Company on 26 February 2015. He was also appointed as a Member of the Executive Committee of the Company on 3 June 2015. He is Deputy Managing Director of CK Hutchison Holdings Limited, and a Director of Cheung Kong (Holdings) Limited and Hutchison Whampoa Limited. He is also the Group Managing Director of Cheung Kong Infrastructure Holdings Limited, the President and Chief Executive Officer of CK Life Sciences Int'l., (Holdings) Inc. Except for CKH and HWL, all the companies mentioned above are listed companies. He is also the Chairman of Hui Xian Asset Management Limited as the manager of Hui Xian REIT (listed in Hong Kong). Mr. Kam is an Advisor of the 12th Beijing Municipal Committee of the Chinese People's Political Consultative Conference of the People's Republic of China. He holds a Bachelor of Science degree in Engineering and a Master's degree in Business Administration. Mr. Kam is the brother-in-law of Mr. Li Ka-shing, Chairman of the Company and a substantial shareholder of the Company within the meaning of Part XV of the Securities and Futures Ordinance, and an uncle of Mr. Li Tzar Kuoi, Victor, the Managing Director and Deputy Chairman and the Chairman of the Executive Committee of the Company.



CHUNG Sun Keung, Davy **CHIU Kwok Hung, Justin** **CHOW Wai Kam** **PAU Yee Wan, Ezra** **WOO Chia Ching, Grace**

IP Tak Chuen, Edmond, aged 63, joined the Cheung Kong Group in 1993, was appointed as a Director on 5 January 2015 and designated as Deputy Managing Director and an Executive Director of the Company on 26 February 2015. He was also appointed as a Member of the Executive Committee of the Company on 3 June 2015. He is Deputy Managing Director of CK Hutchison Holdings Limited and a Director of Cheung Kong (Holdings) Limited. He is also an Executive Director and Deputy Chairman of Cheung Kong Infrastructure Holdings Limited, the Senior Vice President and Chief Investment Officer of CK Life Sciences Int'l., (Holdings) Inc., a Non-executive Director of ARA Asset Management Limited (an Asian real estate fund management company listed in Singapore), TOM Group Limited, Real Nutraceutical Group Limited and Shougang Concord International Enterprises Company Limited. Except for CKH, all the companies mentioned above are listed companies. Mr. Ip is also a Non-executive Director of Hui Xian Asset Management Limited as the manager of Hui Xian REIT (listed in Hong Kong). He holds a Bachelor of Arts degree in Economics and a Master of Science degree in Business Administration. Mr. Ip is a director of certain companies controlled by certain substantial shareholders of the Company within the meaning of Part XV of the Securities and Futures Ordinance.

CHUNG Sun Keung, Davy, aged 64, joined the Cheung Kong Group in 1978, was appointed as an Executive Director of the Company on 26 February 2015 and a Member of the Executive Committee of the Company on 3 June 2015. Mr. Chung is a Registered Architect. He was a member of the 11th Guangzhou Committee of the Chinese People's Political Consultative Conference of the People's Republic of China.

CHIU Kwok Hung, Justin, aged 65, joined the Cheung Kong Group in 1997, was appointed as an Executive Director of the Company on 26 February 2015 and a Member of the Executive Committee of the Company on 3 June 2015. He is the Chairman of ARA Asset Management Limited (an Asian real estate fund management company listed in Singapore), ARA Asset Management (Fortune) Limited as the manager of Fortune REIT (listed in Hong Kong and Singapore) and ARA Asset Management (Prosperity) Limited as the manager of Prosperity REIT (listed in Hong Kong). Mr. Chiu is also a Director of ARA Fund Management (Asia Dragon) Limited as the manager of the ARA Asia Dragon Fund, and a Director of ARA Asia Dragon Limited. Mr. Chiu has more than 30 years of international experience in real estate in Hong Kong and various countries. He serves as a member of the Standing Committee of the 12th Shanghai Committee of the Chinese People's Political Consultative Conference of the People's Republic of China. Mr. Chiu is a Council Member and a Fellow of The Hong Kong Institute of Directors, a Fellow of Hong Kong Institute of Real Estate Administrators and a member of the Board of Governors of Hong Kong Baptist University Foundation. He holds Bachelor of Arts degree in Sociology and Economics, and was conferred with the degree of Doctor of Social Sciences, honoris causa by Hong Kong Baptist University and the degree of Doctor of Laws, honoris causa by Trent University, Canada. Mr. Chiu is a director of a company controlled by a substantial shareholder of the Company within the meaning of Part XV of the Securities and Futures Ordinance.

CHOW Wai Kam, JP, aged 68, was appointed as an Executive Director of the Company on 26 February 2015 and a Member of the Executive Committee of the Company on 3 June 2015. He joined the Hutchison Group in July 1995 and before his appointment on the Board he was previously the Group Managing Director of the property and hotels divisions of the Hutchison Group. Mr. Chow is currently the Group Managing Director of Hutchison Property Group Limited, a wholly-owned subsidiary of the Company. He is also a Non-executive Director of AVIC International Holding (HK) Limited, a listed company. He has over 40 years of experience in project management and architectural design for various developments, including hotel, residential, commercial, industrial and school projects in Hong Kong, the Mainland and overseas. He holds a Bachelor of Arts degree in Architectural Studies and a Bachelor of Architecture degree from the University of Hong Kong. He is an Authorised Person (List of Architects) and a Registered Architect. He was also admitted as a Fellow of The Hong Kong Institute of Architects since August 2001.

PAU Yee Wan, Ezra, aged 60, joined the Cheung Kong Group in 1982, was appointed as an Executive Director of the Company on 26 February 2015 and a Member of the Executive Committee of the Company on 3 June 2015. Ms. Pau is a director of certain substantial shareholders of the Company within the meaning of Part XV of the Securities and Futures Ordinance, and a director of certain companies controlled by certain substantial shareholders of the Company.

WOO Chia Ching, Grace, aged 59, joined the Cheung Kong Group in 1987, was appointed as an Executive Director of the Company on 26 February 2015 and a Member of the Executive Committee of the Company on 3 June 2015. She holds a Bachelor of Arts degree from the University of Pennsylvania, U.S.A. and a Master's degree in City and Regional Planning from Harvard University, U.S.A. Ms. Woo is a director of certain companies controlled by a substantial shareholder of the Company within the meaning of Part XV of the Securities and Futures Ordinance.

Directors' Biographical Information (continued)



CHEONG YING CHEW,
Henry

CHOW Nin Mow,
Albert

HUNG Siu-lin,
Katherine

Simon MURRAY

YEH Yuan Chang,
Anthony

CHEONG Ying Chew, Henry, aged 68, was appointed as an Independent Non-executive Director, the Chairman of the Audit Committee and a member of the Remuneration Committee of the Company on 26 February 2015. Mr. Cheong is also an Independent Non-executive Director of Cheung Kong Infrastructure Holdings Limited, CNNC International Limited, Greenland Hong Kong Holdings Limited, Hutchison Telecommunications Hong Kong Holdings Limited, New World Department Store China Limited, Skyworth Digital Holdings Limited and TOM Group Limited, an Independent Director of BTS Group Holdings Public Company Limited, and an Alternate Director to Dr. Wong Yick-ming, Rosanna, an Independent Non-executive Director of Hutchison Telecommunications Hong Kong Holdings Limited. Mr. Cheong is an Executive Director and Deputy Chairman of Worldsec Limited. All companies mentioned above are listed companies. Mr. Cheong holds a Bachelor of Science degree in Mathematics and a Master of Science degree in Operational Research and Management.

CHOW Nin Mow, Albert, aged 66, was appointed as an Independent Non-executive Director and a member of the Audit Committee of the Company on 26 February 2015. Mr. Chow is the Chairman and Managing Director of Wah Yip (Holdings) Limited.

HUNG Siu-lin, Katherine, aged 68, joined the Cheung Kong Group in March 1972, was appointed as an Independent Non-executive Director, the Chairman of the Remuneration Committee and a member of the Audit Committee of the Company on 26 February 2015. Ms. Hung is a member of the Tianjin Committee of the 13th Chinese People's Political Consultative Conference of the People's Republic of China; also a member of the Supervisory Board of Hong Kong Housing Society, a Court Member of The Hong Kong University of Science and Technology, a Governing Committee Member of The Hong Kong Polytechnic University Foundation, an Honorary Court Member of The Hong Kong Polytechnic University, an Honorary Court Member of Lingnan University, President Consultant of Tianjin University and Vice Chairman of Chinese Academy of Governance (HK) Industrial and Commercial Professionals Alumni Association. She was a Member of HKSAR Estate Agents Authority during the period from November 2006 to October 2012, a Steering Committee Member of the Institute for Enterprise of The Hong Kong Polytechnic University from April 2000 to August 2011, and an Executive Committee Member of Hong Kong Housing Society from September 2008 to August 2014. Ms. Hung is a University Fellow of The Hong Kong Polytechnic University.

Simon MURRAY, CBE, aged 76, was appointed as an Independent Non-executive Director of the Company on 26 February 2015. Mr. Murray is currently the Non-executive Chairman of General Enterprise Management Services Limited ("GEMS Ltd."), a private equity fund management company. He is a Non-executive Director of Greenheart Group Limited, IRC Limited and China LNG Group Limited, and an Independent Non-executive Director of Orient Overseas (International) Limited, Wing Tai Properties Limited and Spring Asset Management Limited ("SAM") as the manager of Spring Real Estate Investment Trust. He is also a Non-executive Director of Compagnie Financière Richemont SA. Except for GEMS Ltd. and SAM, all the companies/investment trust mentioned above are listed in Hong Kong or overseas.

YEH Yuan Chang, Anthony, aged 92, was appointed as an Independent Non-executive Director of the Company on 26 February 2015. Mr. Yeh holds a Master's degree in Science (Mechanical Engineering). He is the Honorary Life President of Tai Ping Carpets International Limited, a listed company.

Key Personnel's Biographical Information

Accounts Department

Man Ka Keung, Simon, aged 58, Member of Executive Committee & General Manager, Accounts Department, joined the Cheung Kong Group in December 1987. He is the Alternate Director to Mr. Ip Tak Chuen, Edmond, Deputy Chairman and Executive Director of Cheung Kong Infrastructure Holdings Limited and a Director of Harbour Plaza Hotel Management Limited. He has over 34 years of experience in accounting, auditing, tax and finance. He holds a Bachelor's degree in Economics and is a member of Chartered Accountants Australia and New Zealand.

Lee Shu Yan, Simon, aged 52, Deputy Chief Manager, joined the Cheung Kong Group in October 1987. He has over 33 years of experience in accounting. He holds a Postgraduate Diploma in Management Studies. He is a fellow member of The Association of Chartered Certified Accountants, a Certified Public Accountant of the Hong Kong Institute of Certified Public Accountants, a non-practising member of The Chinese Institute of Certified Public Accountants, and a fellow member and Certified Tax Adviser of The Taxation Institute of Hong Kong.

Lee King Hang, Delfen, aged 46, Deputy Chief Manager, joined the Cheung Kong Group in June 1996. He has over 24 years of experience in accounting and auditing. He holds a Bachelor of Arts degree with Honours in Accountancy and a Postgraduate Diploma in Business Administration. He is a fellow member of The Association of Chartered Certified Accountants and a Certified Public Accountant of the Hong Kong Institute of Certified Public Accountants.

Ng Yuet Fong, Betty, aged 67, Senior Manager, joined the Cheung Kong Group in September 1993. She has over 43 years of experience in accounting and treasury. She holds a Bachelor of Business Administration degree in Accounting.

Administration Department

Pau Shiu Yung, Anita, aged 59, Senior Manager, joined the Cheung Kong Group in December 1977. She has over 38 years of experience in office administration management. She is a professional member of The Hong Kong Institute of Human Resource Management.

Ng Po Lung, aged 54, Manager, joined the Cheung Kong Group in November 1993. He has over 31 years of experience in office administration management. He holds a Diploma in Legal Studies, a Bachelor of Social Science degree with Honours and a Master's degree in Business Administration.

Yu Wing Han, Jessica, aged 49, Manager, joined the Cheung Kong Group in August 2014. She has over 20 years of experience in office administration management. She holds a Bachelor of Science degree with Honours, a Postgraduate Diploma in Professional Accounting and a Master's degree in Business Administration.

Building Cost & Contract Department

Kwan Chi Kin, Anthony, aged 60, Member of Executive Committee & General Manager, Building Cost & Contract Department, joined the Cheung Kong Group in May 1990. He has over 38 years of experience in building construction and quantity surveying. He holds a Higher Diploma in Building Technology and Management. He is a Registered Professional Surveyor, a Registered Professional Engineer, a professional member of the Royal Institution of Chartered Surveyors, a member of The Hong Kong Institute of Surveyors, a member of The Chartered Institute of Building, a member of The Hong Kong Institution of Engineers, a member of Hong Kong Institute of Construction Managers and a member of Chartered Management Institute.

Chee Chun Kit, aged 53, Deputy Chief Manager, joined the Cheung Kong Group in December 1991. She has over 27 years of experience in quantity surveying. She holds an Associateship in Building Technology and Management. She is a professional member of the Royal Institution of Chartered Surveyors, a member of The Hong Kong Institute of Surveyors, a member of Hong Kong Institute of Construction Managers and possesses the qualification of PRC Cost Engineer.

Wong Tak On, Andy, aged 52, Senior Contracts Manager, joined the Cheung Kong Group in May 1997. He has over 28 years of experience in quantity surveying. He holds a Bachelor of Applied Science degree in Building Studies. He is a professional member of the Royal Institution of Chartered Surveyors and a member of The Hong Kong Institute of Surveyors.

Yau Charm Ping, Steve, aged 56, Senior Contracts Manager, joined the Cheung Kong Group in June 1987. He has over 34 years of experience in quantity surveying. He holds an Advanced Higher Diploma in Quantity Surveying and is a professional member of the Royal Institution of Chartered Surveyors.

Choi Kwok Leung, Edberg, aged 47, Contracts Manager, joined the Cheung Kong Group in January 2012. He has over 22 years of experience in quantity surveying. He holds a Bachelor of Science degree in Building and a Master of Science degree in Construction Management. He is a Registered Professional Surveyor, a professional member of the Royal Institution of Chartered Surveyors, a member of The Hong Kong Institute of Surveyors and possesses the qualification of PRC Cost Engineer.

Lam Man Na, Mana, aged 50, Contracts Manager, joined the Cheung Kong Group in April 1996. She has over 26 years of experience in quantity surveying. She holds a Higher Diploma in Building and a Diploma in Surveying (Quantity Surveying). She is a Registered Professional Surveyor, a professional member of the Royal Institution of Chartered Surveyors, a member of The Hong Kong Institute of Surveyors and possesses the qualification of PRC Cost Engineer.

Key Personnel's Biographical Information (continued)

To Wing, Karen, aged 39, Contracts Manager, joined the Cheung Kong Group in August 2011. She has over 14 years of experience in quantity surveying. She holds a Bachelor of Science degree with Honours in Quantity Surveying and a Bachelor's degree in Chinese Laws. She is a professional member of the Royal Institution of Chartered Surveyors.

Chairman's Office

Au Siu Yin, Amy, aged 53, Manager, joined the Cheung Kong Group in February 1990. She has over 31 years of experience in office and charity project management. She holds a Bachelor of Arts degree with Honours and a Master's degree in Business Administration. She is an associate member of The Institute of Chartered Secretaries and Administrators.

Yue Shuk Chun, Jennie, aged 55, Manager & Secretary to Chairman, joined the Cheung Kong Group in March 1993. She has over 36 years of experience in secretarial and office management. She holds a Bachelor of Social Sciences degree.

China Department

Beijing

Chan Yuet Ming, Louis, aged 56, Senior Project Manager, joined the Cheung Kong Group in October 1992. He is the General Manager of CKH (China) Investment Company Limited, Beijing Po Garden Real Estates Development Company Limited, Beijing Chang Le Real Estates Development Company Limited and Dalian Dalian Property Development Company Limited. He has over 31 years of experience in property development. He holds a Bachelor of Science degree in Architecture, a Bachelor's degree in Architecture and an Executive Master's degree in Business Administration. He is a Registered Architect, an Authorized Person (List of Architects) of the Hong Kong Special Administrative Region, a member of The Hong Kong Institute of Architects and a member of the Chinese People's Political Consultative Conference (Dong Cheng District, Beijing).

Yeung Shun Kiu, Eva, aged 39, Finance Manager, Beijing Project, joined the Cheung Kong Group in September 2008. She has over 17 years of experience in accounting. She holds a Bachelor of Business Administration degree with Honours in Accounting. She is an associate member of The Association of Chartered Certified Accountants and a Certified Public Accountant of the Hong Kong Institute of Certified Public Accountants.

Beijing Office

Wong K, James, aged 52, Manager, Business Development, joined the Cheung Kong Group in September 1991. He has over 30 years of experience in business development. He is the Chief Representative of the Beijing Office of the Company, and is also the Director, Deputy General Manager and Chief Corporate Affairs Officer of Beijing Oriental Plaza Company Limited. He holds a Master's degree in Management Science.

Dalian

Lai Yun Leung, Joseph, aged 49, Finance Manager, Dalian Project, joined the Cheung Kong Group in May 2008. He has over 23 years of experience in accounting. He holds a Bachelor of Laws degree with Honours and a Honours Diploma in Accountancy. He is a Certified Public Accountant of the Hong Kong Institute of Certified Public Accountants.

Ng Kai Chi, Paul, aged 61, Project Manager, Dalian Project, joined the Cheung Kong Group in March 2013. He has over 42 years of experience in electrical and mechanical engineering, and project management. He holds a Master of Design Science degree in Building Services. He is a Chartered Engineer, a member of The Chartered Institution of Building Services Engineers (UK), a member of The Hong Kong Institution of Engineers, a member of The Chartered Institute of Plumbing and Heating Engineering, a member of American Society of Plumbing Engineers and a member of The Association of Hydraulic Services Consultants Australia.

Guangzhou

Tang Sek Wai, Max, aged 56, Senior Project Manager, joined the Cheung Kong Group in November 1986. He is the General Manager of Regal Lake Property Development Limited Guangzhou. He has over 30 years of experience in project management. He holds a Master's degree in Environmental Engineering Management and a Master's degree in Business Administration (Executive). He is a Chartered Builder, a member of The Hong Kong Institution of Engineers and a member of Hong Kong Institute of Construction Managers.

Lam Ka Keung, aged 58, Project Manager, Guangzhou Project, joined the Cheung Kong Group in June 1994. He has over 38 years of experience in project management. He holds a Higher Certificate in Construction Technology.

Wu Kwok Leung, Eddy, aged 59, Finance Manager, Guangzhou Project, joined the Cheung Kong Group in May 2008. He has over 39 years of experience in accounting. He holds a Diploma in Chinese Law and a Professional Diploma for Financial Controllers & Finance Directors of Foreign Investment & Foreign Enterprise in China.

Shanghai

Lam Yuk, Bruce, aged 47, Senior Project Manager, joined the Cheung Kong Group in June 1998. He is the General Manager of Shanghai Changrun Jianghe Property Development Company Limited. He has over 22 years of experience in project management. He holds a Bachelor of Arts degree with Honours in Architectural Studies, a Master's degree in Architecture, a Master's degree in Business Administration and a Postgraduate Diploma in Project Management. He is a Registered Architect, a member of The Hong Kong Institute of Architects and possesses the qualification of PRC Class 1 Registered Architect.

Ma Ching Che, Christina, aged 57, Senior Project Manager, joined the Cheung Kong Group in August 2007. She is the General Manager of Shanghai Cheung Tai Property Development Limited, Shanghai Lianya Investment Consultancy Limited (上海聯雅投資諮詢有限公司) and Shanghai Heya Property Development Company Limited (上海和雅房地產開發有限公司). She has over 29 years of experience in project management. She holds a Bachelor of Science degree with Honours in Architectural Studies and Structural Design and a Diploma in Architecture. She is a Registered Architect, an Authorized Person (List of Architects) of the Hong Kong Special Administrative Region, a member of The Royal Institute of British Architects and a member of The Hong Kong Institute of Architects.

Au Hoe Kye, Quincy, aged 60, Finance Manager, Shanghai Project, joined the Cheung Kong Group in September 1994. He is also the Financial Controller of our project Companies in Shanghai. He has over 28 years of experience in accounting. He is a fellow of The Institute of Chartered Accountants in England and Wales, a fellow member of The Association of Chartered Certified Accountants and a fellow of the Hong Kong Institute of Certified Public Accountants.

Chan Wing Fai, Eric, aged 49, Leasing Manager, Shanghai Project, joined the Cheung Kong Group in July 2012. He is also the Chief Leasing Manager of our project Company in Shanghai. He has over 23 years of experience in property leasing. He holds a Bachelor of Science degree in Land Management and a Master of Science degree in International Real Estate. He is a professional member of the Royal Institution of Chartered Surveyors.

China Property

Lee Chi Kin, Casey, aged 53, Business Development Manager, China Property, joined the Cheung Kong Group in August 1998. He is also an Executive Director and Responsible Officer of Hui Xian Asset Management Limited. He has over 31 years of experience in accounting, hotel management and property development. He holds a Bachelor of Social Sciences degree with Honours. He is a member of The Chinese Institute of Certified Public Accountants, a Certified Public Accountant of the Hong Kong Institute of Certified Public Accountants, and a member of The Institute of Chartered Accountants in England and Wales. Mr. Lee is also a member of the Chinese People's Political Consultative Conference (Shenyang).

Chu Yu Fai, Kenneth, aged 63, Business Development Manager, China Property, joined the Cheung Kong Group in July 1994. He is also the Director & Deputy General Manager of Chengdu Changtian Company Limited and the Deputy General Manager of Sheraton Chengdu Lido Hotel. He has over 37 years of experience in finance, accounting, auditing, hotel management and business development. He holds a Bachelor of Arts degree in Economics and a Bachelor of Commerce degree in Business Administration.

Cheung Sau Ying, Dorothy, aged 54, Business Development Manager, China Property, joined the Cheung Kong Group in August 2000. She is also the Director and Deputy General Manager of Shenyang Lido Business Company Limited and Deputy General Manager of Sofitel Shenyang Lido. She has over 33 years of experience in accounting. She holds a Higher Certificate in Company Secretaries and Administration. She is an associate member of The Institute of Chartered Secretaries and Administrators and an associate member of The Hong Kong Institute of Chartered Secretaries.

Ng Hok Leung, Sidney, aged 60, Project Manager, China Property, joined the Cheung Kong Group in June 1998. He is the Head of Property Management of Chongqing Metropolitan Oriental Plaza Company Limited. He has over 41 years of experience in hotel construction, E & M engineering and property management.

Company Secretarial Department

Yeung, Eirene, aged 55, a Member of the Executive Committee, General Manager, Company Secretarial Department and the Company Secretary. She joined the Cheung Kong Group in August 1994. She is the Company Secretary and the Alternate Director to Mr. Kam Hing Lam, the Group Managing Director of Cheung Kong Infrastructure Holdings Limited. She is also the Company Secretary of CK Life Sciences Int'l., (Holdings) Inc. and a Non-executive Director of ARA Asset Management (Fortune) Limited. She is a member of the Financial Reporting Council, a member of the SFC (HKEX Listing) Committee of the Securities and Futures Commission of Hong Kong, a member of the Listing Committee of the Main Board and Growth Enterprise Market of The Stock Exchange of Hong Kong Limited, a member of the Advisory Committee on Corruption of the Independent Commission Against Corruption, a General Committee member of The Chamber of Hong Kong Listed Companies and a member of the Advisory Board of the MBA Programmes of The Chinese University of Hong Kong. She is a solicitor of the High Court of the Hong Kong Special Administrative Region and of the Senior Courts of England and Wales. She is also a fellow member of The Hong Kong Institute of Directors, The Hong Kong Institute of Chartered Secretaries and The Institute of Chartered Secretaries and Administrators. She holds a Master of Science degree in Finance, a Master's degree in Business Administration and a Bachelor's degree in Laws.

Cheung Yuen Sang, aged 56, Deputy Chief Manager, joined the Cheung Kong Group in January 2015. He has over 27 years of experience in the legal field. He holds a Bachelor of Laws degree with Honours, a Master of Laws degree and a Master's degree in Business Administration. He is a solicitor of the Senior Courts of England & Wales and of the High Court of the Hong Kong Special Administrative Region.

Tse Kin Keung, Augustine, aged 46, Assistant Chief Manager, joined the Cheung Kong Group in October 2010. He has over 23 years of experience in the legal field. He holds a Bachelor's degree with Honours in Laws, a Postgraduate Certificate in Laws and a Master's degree in Business Administration. He is a solicitor of the High Court of the Hong Kong Special Administrative Region.

Chan Siu Yin, Bomie, aged 45, Senior Manager, joined the Cheung Kong Group in August 2012. She has over 20 years of experience in company secretarial, accounting, finance and the auditing field. She holds a Master of Science degree in Accountancy and a Graduate Diploma in China Business Law. She is a fellow member of The Association of Chartered Certified Accountants and a Certified Public Accountant of the Hong Kong Institute of Certified Public Accountants.

Cheng Shuk Chi, Bridie, aged 44, Senior Manager, joined the Cheung Kong Group in September 2004. She has over 20 years of experience in the company secretarial field. She holds a Bachelor's degree with Honours in Business Administration. She is an associate member of The Institute of Chartered Secretaries and Administrators and an associate member of The Hong Kong Institute of Chartered Secretaries.

Key Personnel's Biographical Information (continued)

Lam Ling Sheung, Elina, aged 46, Manager, joined the Cheung Kong Group in February 2001. She has over 22 years of experience in the company secretarial field. She holds a Master's degree in Corporate Finance. She is an associate member of The Institute of Chartered Secretaries and Administrators and an associate member of The Hong Kong Institute of Chartered Secretaries.

Chan Cho Mui, Jo, aged 47, Manager, joined the Cheung Kong Group in November 2003. She has over 23 years of experience in the company secretarial field. She is an associate member of The Institute of Chartered Secretaries and Administrators and an associate member of The Hong Kong Institute of Chartered Secretaries.

Wong Yee Wah, Eva, aged 47, Copywriting Manager, joined the Cheung Kong Group in March 1997. She has extensive translation and copywriting experience in areas of finance, economics and commerce. She holds a Bachelor of Arts degree with Honours in Business Studies and a Master of Arts degree in China Development Studies.

Construction Audit & Quality Assurance Department

Tsui Ying Kit, Simon, aged 56, Senior Manager, joined the Cheung Kong Group in March 1976. He has over 35 years of experience in electrical and mechanical engineering and building quality management. He holds a Master of Science degree in Facility Management and is a professional member of International Facility Management Association.

Chung Chi Kin, Leo, aged 45, Maintenance Manager, joined the Cheung Kong Group in April 2002. He has over 22 years of experience in building quality management. He holds a Bachelor of Science degree with Honours in Building Surveying and a Master's degree in Business Administration. He is a Registered Professional Surveyor, an Authorized Person (List of Surveyors) of the Hong Kong Special Administrative Region, a Registered Inspector (List of Surveyors) of the Hong Kong Special Administrative Region, a professional member of the Royal Institution of Chartered Surveyors, a member of The Hong Kong Institute of Surveyors, an associate member of Hong Kong Institute of Arbitrators and a Voluntary Building Assessment Scheme Assessor (List 1) of the Voluntary Building Assessment Scheme.

Construction Management Department

Shen Wai Yee, Grace, aged 64, Member of Executive Committee & General Manager, Construction Management Department, joined the Cheung Kong Group in September 1989. She has over 34 years of experience in project management. She holds a Bachelor of Arts degree in Sociology and a Bachelor of Architecture degree. She is a Registered Architect, an Authorized Person (List of Architects) of the Hong Kong Special Administrative Region and a member of The Hong Kong Institute of Architects.

Mak Kwok Keung, Charles, aged 54, Senior Executive Manager, joined the Cheung Kong Group in January 1994. He has over 33 years of experience in construction management. He holds a Postgraduate Diploma in Construction Management.

Wong Yin Li, Raymond, aged 59, Senior Executive Manager, joined the Cheung Kong Group in November 1989. He has over 30 years of experience in construction management. He holds a Higher Diploma in Building Technology and Management.

Cheng Kin Chi, Eddy, aged 40, Senior Manager, joined the Cheung Kong Group in July 2009. He has over 16 years of experience in construction management. He holds a Bachelor of Science degree with Honours in Building Technology and Management and a Master of Science degree in Project Management. He is a member of The Chartered Institute of Building and a member of The Hong Kong Institution of Engineers.

Law Chi Hang, Tony, aged 41, Senior Manager, joined the Cheung Kong Group in July 2008. He has over 23 years of experience in construction management. He holds a Diploma in Surveying and a Master of Science degree in Project Management. He is a member of The Chartered Institute of Building.

Chan Wai Shing, Vincent, aged 43, Manager, joined the Cheung Kong Group in September 2007. He has over 18 years of experience in construction management. He holds a Bachelor of Engineering degree with Honours in Building Services Engineering. He is a Chartered Engineer, a Registered Professional Engineer, a member of The Chartered Institution of Building Services Engineers (UK) and a member of The Hong Kong Institution of Engineers.

Yeung Sim Fong, aged 46, Manager, joined the Cheung Kong Group in August 2004. She has over 21 years of experience in construction management. She holds a Bachelor of Science degree in Building Technology and Management and a Master's degree in Construction Engineering and Management. She is a member of The Chartered Institute of Building and a member of Hong Kong Institute of Construction Managers.

Corporate Affairs Department

Tong Barnes Wai Che, Wendy, aged 55, Chief Corporate Affairs Officer, joined the Cheung Kong Group in March 1999. She is also the Chief Corporate Affairs Officer of Cheung Kong Infrastructure Holdings Limited and CK Life Sciences Int'l., (Holdings) Inc. as well as the Deputy Chief Executive Officer of Hui Xian Asset Management Limited. Mrs. Barnes is also a board member of the Community Chest of Hong Kong. She holds a Bachelor's degree in Business Administration.

Tsui Sau Yuen, Anita, aged 52, Deputy Chief Manager, Marketing Communications, joined the Cheung Kong Group in August 2005. She has over 27 years of experience in advertising and marketing communications. She holds a Diploma in Journalism.

Cheung Yuen Mei, Winnie, aged 47, Deputy Chief Manager, Corporate Affairs, joined the Cheung Kong Group in March 1999. She is also the Deputy Chief Manager, Corporate Affairs of Cheung Kong Infrastructure Holdings Limited. She has over 25 years of experience in public relations and corporate affairs. She holds a Bachelor of Arts degree with Honours in Philosophy.

Huen Ka Lee, Carrie, aged 45, Senior Corporate Affairs Manager, joined the Cheung Kong Group in April 2014. She has over 23 years of experience in public relations and corporate affairs. She holds a Bachelor of Arts degree with Honours.

Lai Man Yee, Emily, aged 48, Senior Marketing Communications Manager, joined the Cheung Kong Group in April 1995. She has over 24 years of experience in advertising and marketing communications. She holds a Bachelor of Business Administration degree with Honours.

Ng Yee Wa, Eva, aged 37, Senior Corporate Affairs Manager, joined the Cheung Kong Group in June 2005. She has over 14 years of experience in public relations and corporate affairs. She holds a Bachelor of Arts degree with Honours in Humanities and a Master of Arts degree in Communication.

Yim Wai Fan, Abby, aged 41, Senior Marketing Communications Manager, joined the Cheung Kong Group in November 2009. She has over 17 years of experience in the marketing communications field. She holds a Bachelor of Science degree with Honours in Sociology.

Cheung Shung Yin, Veronica, aged 39, Marketing Communications Manager, joined the Cheung Kong Group in January 2010. She has over 15 years of experience in the marketing communications field. She holds a Bachelor of Social Science degree with Honours.

Lau Yuk Ha, Loretta, aged 52, Marketing Communications Manager, joined the Cheung Kong Group in November 1995. She has over 23 years of experience in the marketing communications field. She holds a Honours Diploma in Communication and a Master of Arts degree in Economics.

Leung, Angela, aged 34, Corporate Affairs Manager, joined the Cheung Kong Group in August 2011. She has over 7 years of experience in legal, politics and corporate affairs. She holds a Bachelor of Laws degree and a Bachelor of Commerce & Administration degree. She is a barrister and solicitor of the High Court of New Zealand.

Corporate Business Development Department

Ma Lai Chee, Gerald, aged 48, Member of Executive Committee & General Manager, Corporate Business Development Department, joined the Cheung Kong Group in February 1996. He is a Non-Executive Director of ARA Asset Management (Fortune) Limited as the manager of Fortune Real Estate Investment Trust (listed in Hong Kong and Singapore) and ARA Asset Management (Prosperity) Limited as the manager of Prosperity Real Estate Investment Trust (listed in Hong Kong). He is also an Alternate Director to Mr. Lai Kai Ming, Dominic, Non-Executive Director of Hutchison Telecommunications Hong Kong Holdings Limited, and a Director of aircraft leasing companies, Accipiter Holdings Limited and Vermillion Aviation Holdings Limited, members of CK Hutchison Holdings Limited. He has over 26 years of experience in finance, investment and portfolio management, real estate development and marketing, and managing IT related ventures and services. He holds a Bachelor of Commerce degree in Finance and a Master of Arts degree in Global Business Management. He is a member of the Hospitality Services Committee of Caritas Hong Kong. He is also a member of the President's Circle, the Dean's Advisory Board for the Faculty of Arts and the China Advisory Council for the Sauder School of Business of the University of British Columbia, Canada.

Lee Kwong Wang, Francis, aged 45, Chief Manager, joined the Cheung Kong Group in August 2000. He is a Director of e-Smart System Inc., iMarkets Limited, Videofone Company Limited and Beijing Net-Infinity Technology Development Company Limited and Responsible Officer of iMarkets Limited and iMarkets Structured Products Limited. He has over 23 years of experience in banking, investment and managing technology related ventures. He holds a Bachelor of Science degree with Honours and a Master's degree in Business Administration. He is a Chartered Financial Analyst, a member of The CFA Institute and a member of The Hong Kong Society of Financial Analysts Limited.

Chan Cheuk Man, Curley, aged 44, Senior Manager, joined the Cheung Kong Group in July 2000. He has over 21 years of experience in finance, investment and business development. He holds a Bachelor of Arts degree with Honours in Accountancy and a Master of Science degree in Accounting and Finance. He is a fellow member of The Association of Chartered Certified Accountants and a Certified Public Accountant of the Hong Kong Institute of Certified Public Accountants.

Kiang Shin Ping, Lillian, aged 38, Senior Manager, joined the Cheung Kong Group in October 2014. She has over 13 years of experience in finance, investment and business development. She holds a Bachelor of Science degree in Management Science and a Master's degree in Business Administration.

Lau Chun Yu, Sophia, aged 36, Senior Manager, joined the Cheung Kong Group in August 2000. She has over 15 years of experience in business development. She holds a Bachelor of Science degree, a Bachelor of Commerce degree and a Master's degree in International and Public Affairs. She is an associate member of The Chartered Institute of Management Accountants and a Chartered Global Management Accountant.

Lau Yuen Sun, aged 51, Senior Manager, Project Management, joined the Cheung Kong Group in August 2001. He has over 25 years of experience in project management. He holds a Bachelor of Engineering degree with Honours, a Master of Science degree and a Diploma in Professional Project Management.

Chan Chuen Kit, Dickie, aged 44, Manager, Engineering, joined the Cheung Kong Group in August 1995. He has over 20 years of experience in networking & system engineering. He holds a Bachelor of Science degree in Computer Science and a Master of Science degree in E-Commerce.

Kwok Stephen Joseph, aged 45, Manager, Engineering, joined the Cheung Kong Group in May 2001. He has over 20 years of experience in networking & system engineering. He holds a Bachelor of Arts degree in Economics.

Luk Ting Chung, Mike, aged 43, Manager, Project Marketing, joined the Cheung Kong Group in February 1998. He has over 25 years of experience in sales & marketing. He holds a Bachelor's degree with Honours in Management Studies.

Wu Cheuk Ying, Ivy, aged 39, Manager, Finance & Administration, joined the Cheung Kong Group in April 2008. She has over 16 years of experience in accounting and auditing. She holds a Bachelor of Business Administration degree with Honours in Accountancy and a Master of Corporate Governance degree. She is a fellow member of The Association of Chartered Certified Accountants and a Certified Public Accountant of the Hong Kong Institute of Certified Public Accountants.

Yip Lai On, Maggie, aged 37, Manager, Finance & Administration, joined the Cheung Kong Group in May 2008. She has over 15 years of experience in accounting. She holds a Bachelor of Arts degree with Honours in Accountancy and a Master of Professional Accounting degree. She is a fellow member of The Association of Chartered Certified Accountants.

Design & Promotion Department

Leung Yuen Kwan, Josephine, aged 47, Deputy Chief Manager, joined the Cheung Kong Group in July 1995. She has over 22 years of experience in design, promotion, market research and property sales. She holds a Bachelor of Commerce degree in Marketing and Finance.

Key Personnel's Biographical Information (continued)

Development Department

Chan Ho Kei, Kevin, aged 43, Senior Project Manager, joined the Cheung Kong Group in June 2003. He has over 17 years of experience in project management. He holds a Bachelor of Arts degree with Honours in Architectural Studies and a Master's degree in Architecture. He is a Registered Architect, an Authorized Person (List of Architects) of the Hong Kong Special Administrative Region and a member of The Hong Kong Institute of Architects.

Chan Hon Shing, aged 54, Senior Project Manager, joined the Cheung Kong Group in December 1995. He has over 29 years of experience in architectural profession and project management. He holds a Bachelor of Arts degree with Honours in Architectural Studies and a Bachelor of Architecture degree. He is a Registered Architect, an Authorized Person (List of Architects) of the Hong Kong Special Administrative Region and a member of The Hong Kong Institute of Architects.

Chan Kwok Keung, Dennis, aged 48, Senior Project Manager, joined the Cheung Kong Group in May 1997. He has over 22 years of experience in project management. He holds a Bachelor of Arts degree with Honours in Architecture, a Master's degree in Architecture, and a Master's degree in Business Administration in Digital Technologies Management. He is a Registered Architect, an Authorized Person (List of Architects) of the Hong Kong Special Administrative Region, a member of The Hong Kong Institute of Architects, and a member of The Chartered Institute of Arbitrators.

Chu Tak Kwong, Andy, aged 55, Senior Project Manager, joined the Cheung Kong Group in June 1998. He has over 31 years of experience in architectural profession and project management. He holds a Bachelor's degree in Architecture. He is a Registered Architect, an Authorized Person (List of Architects) of the Hong Kong Special Administrative Region, a member of The Australian Institute of Architects and a member of The Hong Kong Institute of Architects.

Leung Chung Ping, Louis, aged 48, Senior Project Manager, joined the Cheung Kong Group in November 2003. He is a Director of Property Enterprises Development (Singapore) Pte Limited. He has over 20 years of experience in project management. He holds a Bachelor of Science degree with Honours in Architecture and a Master's degree in Architecture. He is a Registered Architect, an Authorized Person (List of Architects) of the Hong Kong Special Administrative Region and a member of The Hong Kong Institute of Architects.

Lo Kin Yip, Terence, aged 52, Senior Project Manager, joined the Cheung Kong Group in January 1999. He has over 26 years of experience in project management. He holds a Bachelor of Arts degree with Honours in Architectural Studies and a Bachelor of Architecture degree. He is a Registered Architect, an Authorized Person (List of Architects) of the Hong Kong Special Administrative Region, a member of The Royal Institute of British Architects and The Hong Kong Institute of Architects and an associate member of The Chartered Institute of Arbitrators.

Pun Wing Chiu, Anthony, aged 52, Senior Project Manager, Structural, joined the Cheung Kong Group in September 1999. He has over 28 years of experience in project/structural engineering management. He holds a Bachelor of Science degree with Honours in Civil Engineering. He is a Chartered Engineer, a Registered Professional Engineer, a Registered Structural Engineer, a member of The Hong Kong Institution of Engineers and a member of The Institution of Structural Engineers.

Lam Pui Yu, Eric, aged 43, Project Manager, joined the Cheung Kong Group in November 2004. He has over 17 years of experience in project management. He holds a Bachelor of Arts degree with Honours in Architectural Studies and a Master's degree in Architecture. He is a Registered Architect, an Authorized Person (List of Architects) of the Hong Kong Special Administrative Region and a member of The Hong Kong Institute of Architects.

Tang Pui Yan, Stanley, aged 40, Project Manager, joined the Cheung Kong Group in August 2002. He has over 17 years of experience in project management. He holds a Bachelor of Architectural Studies, a Bachelor of Architecture with Honours and a Postgraduate Diploma in Construction Project Management. He is a Registered Architect, an Authorized Person (List of Architects) of the Hong Kong Special Administrative Region, a member of The Hong Kong Institute of Architects and a BEAM Professional of Hong Kong Green Building Council.

Wang An Ming, David, aged 40, Project Manager, joined the Cheung Kong Group in August 2006. He has over 16 years of experience in project management. He holds a Bachelor of Arts degree with Honours in Architectural Studies and a Master's degree in Architecture. He is a Registered Architect, an Authorized Person (List of Architects) of the Hong Kong Special Administrative Region, a member of The Hong Kong Institute of Architects and a member of The Royal Institute of British Architects.

E & M Department

Lo Kin Hing, Isaac, aged 54, Senior Manager, joined the Cheung Kong Group in April 2003. He has over 29 years of experience in electrical & mechanical engineering. He holds a Master of Science degree in Construction Project Management. He is a Chartered Engineer, a Registered Professional Engineer, a fellow of The Chartered Institution of Building Services Engineers (UK), a fellow of The Institute of Engineering and Technology and a fellow of The Hong Kong Institution of Engineers.

Cheung Sau Hing, Belinda, aged 51, Manager, joined the Cheung Kong Group in October 1999. She has over 28 years of experience in electrical & mechanical engineering. She holds a Higher Diploma in Building Services Engineering. She is a Chartered Engineer, a member of The Chartered Institution of Building Services Engineers (UK) and a member of The Hong Kong Institution of Engineers.

Lau Man Bun, Barry, aged 48, Manager, joined the Cheung Kong Group in July 2003. He has over 24 years of experience in electrical & mechanical engineering. He holds a Bachelor of Engineering degree with Honours in Building Services Engineering and a Master of Science degree in Environmental Management. He is a Chartered Engineer, a Registered Professional Engineer, a member of The Chartered Institution of Building Services Engineers (UK) and a member of The Hong Kong Institution of Engineers.

Human Resources Department

Yip Kim Wing, Kim, aged 52, Senior Manager, joined the Cheung Kong Group in November 2003. He has over 26 years of experience in human resources and administration management. He holds a Bachelor's degree in Business Administration and a Postgraduate Diploma in Corporate Administration.

Tsang Chi Lun, Alan, aged 47, Senior Manager, joined the Cheung Kong Group in April 2002. He has over 23 years of experience in human resources management. He holds a Bachelor of Arts degree with Honours in Hospitality Management and a Master's degree in Business Administration. He is a professional member of The Hong Kong Institute of Human Resource Management.

Lee Wing Man, Shirley, aged 46, Senior Manager, joined the Cheung Kong Group in September 2005. She has over 21 years of experience in human resources management. She holds a Bachelor of Arts degree with Honours in Public & Social Administration, a Master's degree in Business Administration, a Diploma in Human Resource Management and a Certificate in Human Resource Management in the PRC.

Information Technology Department

Lum Man Fai, Brian, aged 48, Senior Manager, joined the Cheung Kong Group in August 2000. He has over 24 years of experience in information technology and telecommunication. He holds a Bachelor of Science degree with Honours in Electronics and a Master's degree in Business Administration.

Lau Yau Keung, Sam, aged 50, Manager, Networking & Operations, joined the Cheung Kong Group in July 2005. He has over 24 years of experience in information technology management and network operations. He holds a Bachelor of Science degree with Honours in Mathematics Science and a Bachelor of Science degree with Honours in Computing and Information Systems. He is a member of The Hong Kong Computer Society.

Yung Wing Hung, Nelson, aged 45, System Manager, joined the Cheung Kong Group in November 1994. He has over 21 years of experience in information technology management. He holds a Bachelor of Science degree with Honours in Computer Science and a Master of Finance degree. He is a member of The Hong Kong Computer Society, a Certified Information Systems Auditor of Information Systems Audit & Control Association and a Project Management Professional of Project Management Institute.

Internal Audit Department

Lee King Yuen, Albert, aged 60, Senior Manager, joined the Cheung Kong Group in November 1987. He has over 38 years of experience in auditing. He holds a Bachelor of Science degree in Business Administration. He is a fellow member of The Association of Chartered Certified Accountants and a fellow of the Hong Kong Institute of Certified Public Accountants.

Tse Chun Wai, Richard, aged 49, Senior Manager, joined the Cheung Kong Group in January 2009. He is the Internal Audit Manager of Hui Xian Asset Management Limited. He has over 24 years of experience in auditing. He holds a Master's degree in Business Administration, a Master of Science degree in Information Systems Management, a Master of Science degree in Investment Management, a Master of Laws degree in Common Law and a Juris Doctor degree. He is a fellow member of The Association of Chartered Certified Accountants, an associate member of The Chartered Institute of Management Accountants and a Certified Public Accountant of the Hong Kong Institute of Certified Public Accountants.

Chau Wai Keung, Allen, aged 61, Manager, joined the Cheung Kong Group in November 1994. He has over 36 years of experience in auditing. He holds a Bachelor of Business Administration degree and a Master's degree in Business Administration.

Chu Kai Wah, Richard, aged 53, Manager, joined the Cheung Kong Group in August 1995. He has over 27 years of experience in auditing. He holds a Professional Diploma in Accountancy and a Master of Business degree in Electronic Commerce. He is a fellow member of The Association of Chartered Certified Accountants, an associate member of The Institute of Chartered Accountants in England and Wales and a fellow of the Hong Kong Institute of Certified Public Accountants.

Hon Che Shing, Wilson, aged 62, Manager, joined the Cheung Kong Group in March 1994. He has over 37 years of experience in auditing. He holds a Bachelor of Business degree. He is a Certified Practising Accountant of CPA Australia and a fellow of the Hong Kong Institute of Certified Public Accountants.

Leasing Department

Wong See Hang, Resina, aged 52, Deputy Chief Manager, Leasing, joined the Cheung Kong Group in June 1990. She is a Director of Cheung Kong Real Estate Limited and E-Park Parking Management Limited. She has over 29 years of experience in property leasing. She holds a Bachelor of Arts degree with Honours in History and a Master of Science degree in Facilities Management.

Lee Po Chu, Eileen, aged 55, Assistant Chief Manager, Leasing, joined the Cheung Kong Group in October 2003. She has over 34 years of experience in property leasing. She holds a Diploma in Business.

Wong Ling Fei, Mable, aged 53, Assistant Chief Manager, Leasing, joined the Cheung Kong Group in September 2002. She has over 27 years of experience in property leasing.

Fung Kam Sun, Kam, aged 55, Senior Leasing Manager, joined the Cheung Kong Group in June 2007. He has over 29 years of experience in property leasing. He holds a Bachelor of Arts degree in Business Administration and a Master's degree of Housing Management. He is a Registered Professional Housing Manager, a member of The Chartered Institute of Marketing, a chartered member of Chartered Institute of Housing, a member of The Hong Kong Institute of Housing and an ordinary member of Hong Kong Institute of Real Estate Administrators.

Chan Chun Kwok, Boris, aged 43, Leasing Manager, joined the Cheung Kong Group in March 2007. He has over 20 years of experience in property leasing. He holds a Bachelor of Business Administration degree with Honours in Finance and a Postgraduate Diploma in Surveying (Real Estate Development). He is an associate member of Hong Kong Institute of Real Estate Administrators and a senior professional member of The Hong Kong Institute of Real Estate.

Chong Kwan Yi, Charles, aged 40, Leasing Manager, joined the Cheung Kong Group in January 2006. He has over 17 years of experience in property leasing. He holds a Bachelor of Science degree with Honours in Mathematics, a Master of Science degree in Real Estate, a Master of Arts degree in Quantitative Analysis for Business and a Master of Science degree in China Business Studies. He is a professional member of the Royal Institution of Chartered Surveyors and possesses the qualification of PRC Real Estate Agent.

Deng Chi Yung, Jonathan, aged 45, Leasing Manager, joined the Cheung Kong Group in April 2008. He has over 19 years of experience in property leasing. He holds a Bachelor of Business degree in Property and a Master's degree in Business Administration. He is an associate member of Australian Property Institute and a member of The Hong Kong Institute of Surveyors.

Key Personnel's Biographical Information (continued)

Lau Hoi Keung, John, aged 50, Leasing Manager, joined the Cheung Kong Group in September 2015. He has over 25 years of experience in property leasing. He holds a Bachelor of Arts degree with Honours in Business Studies, a Master's degree of Housing Management and a Master's degree in Business Administration.

Leung Ho Shan, Susana, aged 47, Leasing Manager, joined the Cheung Kong Group in March 1996. She has over 27 years of experience in property leasing. She holds a Bachelor of Science degree with Honours in Estate Management and a Master's degree in Business Administration.

Ng Kwok Leung, Christopher, aged 54, Manager, E-Park, joined the Cheung Kong Group in October 2007. He has over 22 years of experience in car park management. He holds a Bachelor of Science degree with Honours in Engineering and a Postgraduate Diploma in Business Administration.

Legal Department

Yip Kin Ming, Emmanuel, aged 63, Member of Executive Committee & General Manager, Legal Department, joined the Cheung Kong Group in July 1985. He has over 32 years of experience in legal field. He holds a Diploma in Economics.

Wong Fung King, Amy, aged 56, Assistant Chief Manager, joined the Cheung Kong Group in June 1998. She has over 31 years of experience in legal field. She holds a Bachelor of Laws degree with Honours and a Postgraduate Certificate in Laws. She is a solicitor of the High Court of the Hong Kong Special Administrative Region.

Cheung Kam Heung, Bella, aged 47, Senior Legal Manager, joined the Cheung Kong Group in December 2002. She has over 24 years of experience in legal field. She holds a Bachelor of Laws degree with Honours and a Postgraduate Certificate in Laws. She is a solicitor of the High Court of the Hong Kong Special Administrative Region.

Property Investment & Valuation Department

Chiu Siu Kam, Selene, aged 49, Assistant Chief Manager, joined the Cheung Kong Group in February 1997. She has over 26 years of experience in property development & investment, land management and property valuation. She holds a Bachelor of Science degree with Honours in Estate Management and a Master's degree in Business Administration. She is a Registered Professional Surveyor and a member of The Hong Kong Institute of Surveyors.

Chan Man Wai, Anthony, aged 53, Assistant Chief Manager, joined the Cheung Kong Group in January 1994. He has over 26 years of experience in property development & investment, land management and property valuation. He holds a Bachelor of Science degree with Honours in Electrical Engineering, a Master's degree in Business Administration and a Master of Science degree in Land Management. He is a Registered Professional Surveyor and a member of The Hong Kong Institute of Surveyors.

Ho Kwong Ngai, Eric, aged 52, Senior Manager, joined the Cheung Kong Group in July 2005. He has over 25 years of experience in property development & investment, land management and property valuation. He holds a Bachelor of Science degree with Honours in Estate Management and a Master of Science degree in International Real Estate. He is a Registered Professional Surveyor, a professional member of the Royal Institution of Chartered Surveyors and a member of The Hong Kong Institute of Surveyors.

Leung Hon Man, Alex, aged 44, Senior Manager, joined the Cheung Kong Group in May 1996. He has over 21 years of experience in property development & investment, land management and property valuation. He holds a Bachelor of Social Science degree with Honours. He is a Registered Professional Surveyor, a professional member of the Royal Institution of Chartered Surveyors and a member of The Hong Kong Institute of Surveyors.

Fung Sing Tak, Patrick, aged 42, Manager, joined the Cheung Kong Group in January 2008. He has over 20 years of experience in property development & investment, land management and property valuation. He holds a Bachelor of Science degree with Honours in Surveying. He is a Registered Professional Surveyor and a member of The Hong Kong Institute of Surveyors.

Sales Department

Lau Kai Man, Joseph, aged 57, Deputy Chief Manager, Sales, joined the Cheung Kong Group in June 1981. He is a Director of Cheung Kong Real Estate Limited, Goodwell-Fortune Property Services Limited and Goodwell-Prosperity Property Services Limited. He has over 37 years of experience in property sales.

Kwok Tze Wai, William, aged 50, Deputy Chief Manager, Sales, joined the Cheung Kong Group in May 1989. He is a Director of Cheung Kong Real Estate Limited. He has over 27 years of experience in property sales. He holds a Bachelor of Science degree in Business Administration Marketing.

Wong See Chung, Francis, aged 54, Deputy Chief Manager, Sales, joined the Cheung Kong Group in January 1994. He is a Director of Cheung Kong Real Estate Limited and Property Enterprises Development (Singapore) Pte Limited. He has over 20 years of experience in property sales. He holds a Master's degree in Business Administration.

Fung Hoi Lun, Helen, aged 45, Senior Sales Manager, joined the Cheung Kong Group in March 2001. She has over 22 years of experience in property sales. She holds a Higher Diploma in Hotel and Catering Management.

Ho Ka Yan, Cannas, aged 38, Senior Sales Manager, joined the Cheung Kong Group in April 2007. She has over 16 years of experience in property sales. She holds a Bachelor of Science degree with Honours in Surveying and a Master of Science degree in Marketing. She is a professional member of the Royal Institution of Chartered Surveyors and a member of The Hong Kong Institute of Surveyors.

Ng Chui Ha, Fiona, aged 52, Senior Manager, Sales Administration, joined the Cheung Kong Group in December 1990. She has over 29 years of experience in sales administration. She holds a Bachelor of Arts degree in History.

Tai Mei Ling, Marinda, aged 57, Senior Manager, Customer Service, joined the Cheung Kong Group in August 1985. She has over 30 years of experience in customer service.

Cho Kau Ming, Iris, aged 47, Sales Manager, joined the Cheung Kong Group in May 1995. She has over 21 years of experience in property sales. She holds a Bachelor of Science degree in Business Administration.

Nee Tak Sum, Sam, aged 44, Sales Manager, joined the Cheung Kong Group in September 1995. He has over 20 years of experience in property sales. He holds a Bachelor of Social Science degree with Honours.

Yeung Kwai Ling, Moni, aged 45, Sales Manager, joined the Cheung Kong Group in February 2013. She has over 15 years of experience in property sales. She holds a Bachelor of Arts degree with Honours, a Master of Science degree with Honours in Marketing and a Master of Science degree in Real Estate.

Sales Department – Building Management

Tang Shuk Fan, Shirley, aged 49, Assistant Chief Manager, Building Management, joined the Cheung Kong Group in April 2012. She is a Director of Goodwell-Fortune Property Services Limited and Goodwell-Prosperity Property Services Limited. She has over 30 years of experience in building management. She holds a Professional Diploma in Housing Management, a Postgraduate Diploma in Cultural Heritage Management and a Master of Science Degree in Facilities Management. She is an ordinary member of Hong Kong Institute of Real Estate Administrators, a professional member of International Facility Management Association, a chartered member of Chartered Institute of Housing and a member of The Hong Kong Institute of Housing.

Tse Ka Li, Gary, aged 54, Senior Manager, Building Management, joined the Cheung Kong Group in September 2014. He has over 26 years of experience in building management. He holds a Bachelor of Science degree in Civil Engineering and a Bachelor of Arts degree with Honours in Housing Studies. He is a Registered Professional Housing Manager, a chartered member of Chartered Institute of Housing, a member of The Hong Kong Institute of Housing, an ordinary member of Hong Kong Institute of Real Estate Administrators and a corporate member of Building Services Operation and Maintenance Executives Society.

Wong Wo Muk, Philip, aged 56, Manager, Building Management, joined the Cheung Kong Group in May 1987. He is a Director of E-Park Parking Management Limited, Goodwell-Fortune Property Services Limited and Goodwell-Prosperity Property Services Limited. He has over 33 years of experience in building management. He holds a Bachelor of Arts degree with Honours in Business Studies and a Postgraduate Diploma in Surveying (Real Estate Development).

Hutchison Property Group Limited

Tsui Kin Tung, Tony, aged 56, Deputy Managing Director, Hutchison Property Group Limited, joined the Cheung Kong Group in June 1990. He has over 30 years of experience in property sales and leasing in Hong Kong, the PRC and the United Kingdom. He is a Registered Professional Surveyor, a professional member of the Royal Institution of Chartered Surveyors and a member of The Hong Kong Institute of Surveyors.

Tam, Raymond, aged 62, Director – Finance, Hutchison Property Group Limited, joined the Cheung Kong Group in May 1982. He has over 40 years of experience in accounting, auditing and finance in Hong Kong, the PRC and overseas. He is a fellow member of The Association of Chartered Certified Accountants, a fellow of the Hong Kong Institute of Certified Public Accountants, a fellow member of The Taxation Institute of Hong Kong and a fellow member of Institute of Chartered Accountants in England & Wales.

Tsui Ching Sang, Stephen, aged 55, Director – Projects, Hutchison Property Group Limited, joined the Cheung Kong Group in April 1990. He has over 30 years of experience in project management and architectural design for various developments in Hong Kong, the PRC and the United Kingdom. He holds a Bachelor of Arts degree in Architectural Studies and a Bachelor's degree in Architecture. He is a Registered Architect, an Authorized Person (List of Architects) of the Hong Kong Special Administrative Region and a member of The Hong Kong Institute of Architects.

Leung Po Kong, Bob, aged 57, Director – Projects, Hutchison Property Group Limited, joined the Cheung Kong Group in October 2001. He has over 30 years of experience in project management and architectural design for various developments in Hong Kong and the PRC. He holds a Bachelor of Science degree in Architecture and a Master's degree in Architecture. He is a Registered Architect, an Authorized Person (List of Architects) of the Hong Kong Special Administrative Region and a member of The Hong Kong Institute of Architects.

Tam Kin Yuk, Jason, aged 45, Director – Marketing, Hutchison Property Group Limited, joined the Cheung Kong Group in August 2000. He has over 23 years of experience in property sales in the PRC. He holds a Bachelor of Science degree in Surveying.

Chan Ching Man, Janice, aged 55, Director – Cost Control, Hutchison Property Group Limited, joined the Cheung Kong Group in December 1994. She has over 30 years of experience in contract management and quantity surveying in Hong Kong, the PRC and the United Kingdom. She holds a Master's degree in Construction Project Management. She is a Registered Professional Surveyor, a fellow member of the Royal Institution of Chartered Surveyors and a fellow member of The Hong Kong Institute of Surveyors.

Shu Yee Loon, Wilson, aged 63, Deputy Director – Projects, Hutchison Property Group Limited, joined the Cheung Kong Group in September 2007. He has over 30 years of experience in project management and architectural design for various developments in Hong Kong, the PRC and Canada. He holds a Bachelor's degree in Environmental Studies and a Master's degree in Architecture. He is a member of the Royal Architectural Institute of Canada and a licensed member of the Ontario Association of Architects, Canada.

Harbour Plaza Hotel Management Limited

Koh Poh Chan, aged 67, Finance Director of Harbour Plaza Hotel Management Limited, joined the Cheung Kong Group in January 1991. She is also a Member of the Executive Committee of Cheung Kong Property Holdings Limited and a Director of Harbour Plaza Hotel Management Limited and Husky Energy Inc. She has over 35 years of experience in accounting, auditing, tax and finance. She graduated from the London School of Accountancy. She is also a fellow member of The Institute of Chartered Accountants in England and Wales, an associate of the Canadian Institute of Chartered Accountants and an associate of the Chartered Institute of Taxation in the United Kingdom.

Report of the Directors

The Directors have pleasure in presenting to shareholders their report together with the audited consolidated financial statements of the Group for the year ended 31 December 2015 on pages 118 to 153.

Principal Activities

The Group has diverse capabilities with principal activities encompassing property development and investment, hotel and serviced suite operation and property and project management.

Business Review

A fair review of the Group's business, an indication of likely future development in the Group's business and an analysis using financial key performance indicators are provided in the Report of the Chairman and the Managing Director and the Management Discussion and Analysis respectively from pages 10 to 15 and pages 16 to 27 of this Annual Report. A description of the principal risks and uncertainties facing the Group can be found in the Risk Factors from pages 162 to 166. A discussion on the Group's environmental policies and performance and an account of the Group's key relationships with its stakeholders are included in the Environmental, Social and Governance Report from pages 84 to 97. The above discussions form part of the Report of the Directors.

In connection with the Group's property business in Hong Kong, the Residential Properties (First-hand Sales) Ordinance regulates the sales of first-hand uncompleted and completed residential properties and sets out detailed requirements in relation to, among other things, sales brochures, price lists, show flats, viewing of properties in completed developments, disclosures of transaction information, sales arrangements, the mandatory provision for the preliminary agreement for sale and purchase and agreement for sale and purchase for the sales of first-hand residential properties, advertisements and promotional materials. The Group strives to and has taken special care and all necessary steps and reasonable precautions and exercised all due diligence to comply with the said Ordinance including developing internal compliance procedures, familiarising its employees with the specific requirements of the said Ordinance by internal and external seminars and workshops, issuing internal memoranda with updates of the requirements of the said Ordinance and seeking external professional advice to ensure, among other things, accuracy of information made available to public so that transparency and consumer protection of sales of first-hand residential properties can be enhanced.

In connection with the Group's property business on the Mainland, save as the compliance matters as disclosed in the listing document of the Company dated 8 May 2015 where measures have been undertaken to closely monitor the status, the Group has complied with all applicable laws and regulations, including the Law of the Administration of Urban Real Estate, Property Rights Law, Law of Urban and Rural Planning and Civil Air Defence Law, and will seek legal and/or technical advice from external professional consultants, wherever required, to ensure compliance.

In connection with the Group's hotel, restaurant and catering business in Hong Kong, the Group ensures it complies with the Hotel and Guesthouse Accommodation Ordinance, the Public Health and Municipal Services Ordinance, the Food Business Regulations and the Dutiable Commodities (Liquor) Regulations. The Group has maintained requisite licences such as hotel and guesthouse licence, hotel television (transmission) licence, restaurant and liquor licence and water pollution control licence from the relevant regulatory bodies if required for its operations.

Coming into effect on 14 December 2015, the Competition Ordinance is likely to have a significant impact on the business landscapes in Hong Kong. The Group is committed to the compliance with the said Ordinance and it has been working with external professionals to develop internal guidelines and educating its employees so as to ensure that the Group and its employees will adopt business practices that are compliant with the relevant laws from time to time.

Results and Dividends

Results of the Group for the year ended 31 December 2015 are set out in the consolidated income statement on page 118.

The Directors recommend the payment of a final dividend of HK\$1.05 per share which, together with the interim dividend of HK\$0.35 per share paid on 6 October 2015, makes a total dividend of HK\$1.40 per share for the year.

Group Financial Summary

Results, assets and liabilities of the Group for the last five years are summarised on page 2.

Directors

The Directors of the Company are listed on page 167. The Directors' biographical information is set out on pages 28 to 30.

In accordance with the Company's Amended and Restated Articles of Association, the Directors of the Company (including Independent Non-executive Directors) shall be subject to retirement by rotation at each annual general meeting. Accordingly, Mr. Ip Tak Chuen, Edmond (who was appointed as Director on 5 January 2015) will retire by rotation and, being eligible, offer himself for re-election at the forthcoming annual general meeting.

In accordance with the Company's Amended and Restated Articles of Association, any Director appointed by the board of directors of the Company (the "Board") as an addition to the Board shall hold office until the next following annual general meeting of the Company and shall then be eligible for re-election at that meeting. Accordingly, Mr. Li Ka-shing, Mr. Kam Hing Lam, Mr. Chung Sun Keung, Davy, Mr. Chiu Kwok Hung, Justin, Mr. Chow Wai Kam, Ms. Pau Yee Wan, Ezra, Ms. Woo Chia Ching, Grace, Mr. Cheong Ying Chew, Henry, Mr. Chow Nin Mow, Albert, Ms. Hung Siu-lin, Katherine, Mr. Simon Murray and Mr. Yeh Yuan Chang, Anthony (who were appointed by the Board as Directors on 26 February 2015) will hold office only until the forthcoming annual general meeting and, being eligible, offer themselves for re-election.

Report of the Directors (*continued*)

Each of the Independent Non-executive Directors had made an annual confirmation of independence pursuant to Rule 3.13 of the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (“Listing Rules”). The Company considered that all Independent Non-executive Directors meet the independence guidelines set out in Rule 3.13 of the Listing Rules and are independent in accordance with the terms of the guidelines.

Arrangement to Purchase Shares or Debentures

At no time during the year was the Company or its subsidiary a party to any arrangements which enabled any Director to acquire benefits by means of the acquisition of shares in or debentures of the Company or of any other body corporate.

Directors’ Interests in Transactions, Arrangements or Contracts

Save as otherwise disclosed under the section headed “Continuing Connected Transactions”, no transactions, arrangements or contracts of significance to which the Company or its subsidiary was a party and in which a Director or an entity connected with a Director has a material interest was entered into or subsisted at any time during the year.

Directors’ Service Contracts

None of the Directors of the Company has a service contract with the Company which is not determinable by the Company within one year without payment of compensation (other than statutory compensation).

Permitted Indemnity Provision

The Amended and Restated Articles of Association of the Company provides that every Director shall be entitled to be indemnified out of the assets of the Company against all losses or liabilities incurred or sustained by him/her as a Director in defending any proceedings, whether civil or criminal, in which judgment is given in his/her favour, or in which he/she is acquitted. A Directors Liability Insurance is in place to protect the Directors against potential costs and liabilities arising from claims brought against the Directors.

Disclosure of Interests

Directors' Interests and Short Positions in Shares, Underlying Shares and Debentures

As at 31 December 2015, the interests or short positions of the Directors and chief executives of the Company in the shares, underlying shares and debentures of the Company or any of its associated corporations (within the meaning of Part XV of the Securities and Futures Ordinance (“SFO”)) which were notified to the Company and The Stock Exchange of Hong Kong Limited (“Stock Exchange”) pursuant to Divisions 7 and 8 of Part XV of the SFO (including interests or short positions which they were taken or deemed to have under such provisions of the SFO), or which were recorded in the register required to be kept by the Company under Section 352 of the SFO, or which were required, pursuant to the Model Code for Securities Transactions by Directors adopted by the Company (the “Model Code”), to be notified to the Company and the Stock Exchange, were as follows:

Long Positions in Shares

(a) The Company

Name of Director	Capacity	Number of Ordinary Shares				Total	Approximate % of Shareholding
		Personal Interest	Family Interest	Corporate Interest	Other Interest		
Li Ka-shing	Interest of controlled corporations & founder of discretionary trusts	–	–	133,150,256 (Note 1)	1,028,753,254 (Note 2)	1,161,903,510	30.10%
Li Tzar Kuoi, Victor	Beneficial owner, interest of child or spouse, interest of controlled corporations & beneficiary of trusts	220,000	405,200	3,572,350 (Note 3)	1,028,753,254 (Note 2)	1,032,950,804	26.76%
Kam Hing Lam	Beneficial owner & interest of child or spouse	51,040	57,360	–	–	108,400	0.0028%
Chow Nin Mow, Albert	Beneficial owner	66	–	–	–	66	≈ 0%
Hung Siu-lin, Katherine	Beneficial owner	43,256	–	–	–	43,256	0.0011%
Yeh Yuan Chang, Anthony	Interest of child or spouse	–	91,920	–	–	91,920	0.0024%

Report of the Directors *(continued)***(b) Associated Corporations**

Name of Company	Name of Director	Capacity	Number of Ordinary Shares				Total	Approximate % of Shareholding
			Personal Interest	Family Interest	Corporate Interest	Other Interest		
Precise Result Global Limited	Li Ka-shing	Founder of discretionary trusts	-	-	-	15 (Note 4)	15	15%
	Li Tzar Kuoi, Victor	Beneficiary of trusts	-	-	-	15 (Note 4)	15	15%
Jabrin Limited	Li Ka-shing	Founder of discretionary trusts	-	-	-	2,000 (Note 4)	2,000	20%
	Li Tzar Kuoi, Victor	Beneficiary of trusts	-	-	-	2,000 (Note 4)	2,000	20%
Mightycity Company Limited	Li Ka-shing	Founder of discretionary trusts	-	-	-	168,375 (Note 4)	168,375	1.53%
	Li Tzar Kuoi, Victor	Beneficiary of trusts	-	-	-	168,375 (Note 4)	168,375	1.53%

Notes:

- (1) The 133,150,256 shares of the Company comprise:
- (a) 131,850,256 shares held by certain companies of which Mr. Li Ka-shing is entitled to exercise or control the exercise of one-third or more of the voting power at their general meetings.
 - (b) 1,300,000 shares held by Li Ka Shing Foundation Limited ("LKSF"). By virtue of the terms of the constituent documents of LKSF, Mr. Li Ka-shing may be regarded as having the ability to exercise or control the exercise of one-third or more of the voting power at general meetings of LKSF.
- (2) The two references to 1,028,753,254 shares of the Company relate to the same block of shares comprising:-
- (a) 936,462,744 shares held by Li Ka-Shing Unity Trustee Company Limited ("TUT1") as trustee of The Li Ka-Shing Unity Trust ("UT1") and its related companies in which TUT1 as trustee of UT1 is entitled to exercise or control the exercise of one-third or more of the voting power at their general meetings ("TUT1 related companies"). Mr. Li Ka-shing is the settlor of each of The Li Ka-Shing Unity Discretionary Trust ("DT1") and another discretionary trust ("DT2"). Each of Li Ka-Shing Unity Trustee Corporation Limited ("TDT1", which is the trustee of DT1) and Li Ka-Shing Unity Trustcorp Limited ("TDT2", which is the trustee of DT2) holds units in UT1 but is not entitled to any interest or share in any particular property comprising the trust assets of the said unit trust. The discretionary beneficiaries of each of DT1 and DT2 are, inter alia, Mr. Li Tzar Kuoi, Victor, his wife and children, and Mr. Li Tzar Kai, Richard.

The entire issued share capital of TUT1, TDT1 and TDT2 are owned by Li Ka-Shing Unity Holdings Limited ("Unity Holdco"). Mr. Li Ka-shing and Mr. Li Tzar Kuoi, Victor are respectively interested in one-third and two-thirds of the entire issued share capital of Unity Holdco. TUT1 is only interested in the shares of the Company by reason only of its obligation and power to hold interests in those shares in its ordinary course of business as trustee and, when performing its functions as trustee, exercises its power to hold interests in the shares of the Company independently without any reference to Unity Holdco or any of Mr. Li Ka-shing and Mr. Li Tzar Kuoi, Victor as a holder of the shares of Unity Holdco as aforesaid.

As Mr. Li Ka-shing may be regarded as a founder of each of DT1 and DT2 for the purpose of the SFO and Mr. Li Tzar Kuoi, Victor is a discretionary beneficiary of each of DT1 and DT2, and by virtue of the above, both Mr. Li Ka-shing and Mr. Li Tzar Kuoi, Victor are taken to have a duty of disclosure in relation to the shares of the Company held by TUT1 as trustee of UT1 and TUT1 related companies under the SFO as Directors of the Company.

Report of the Directors (continued)

- (b) 7,863,264 shares held by Li Ka-Shing Castle Trustee Company Limited ("TUT3") as trustee of The Li Ka-Shing Castle Trust ("UT3"). Mr. Li Ka-shing is the settlor of each of the two discretionary trusts ("DT3" and "DT4"). Each of Li Ka-Shing Castle Trustee Corporation Limited ("TDT3", which is the trustee of DT3) and Li Ka-Shing Castle Trustcorp Limited ("TDT4", which is the trustee of DT4) holds units in UT3 but is not entitled to any interest or share in any particular property comprising the trust assets of the said unit trust. The discretionary beneficiaries of each of DT3 and DT4 are, inter alia, Mr. Li Tzar Kuoi, Victor, his wife and children, and Mr. Li Tzar Kai, Richard.

The entire issued share capital of TUT3, TDT3 and TDT4 are owned by Li Ka-Shing Castle Holdings Limited ("Castle Holdco"). Mr. Li Ka-shing and Mr. Li Tzar Kuoi, Victor are respectively interested in one-third and two-thirds of the entire issued share capital of Castle Holdco. TUT3 is only interested in the shares of the Company by reason only of its obligation and power to hold interests in those shares in its ordinary course of business as trustee and, when performing its functions as trustee, exercises its power to hold interests in the shares of the Company independently without any reference to Castle Holdco or any of Mr. Li Ka-shing and Mr. Li Tzar Kuoi, Victor as a holder of the shares of Castle Holdco as aforesaid.

As Mr. Li Ka-shing may be regarded as a founder of each of DT3 and DT4 for the purpose of the SFO and Mr. Li Tzar Kuoi, Victor is a discretionary beneficiary of each of DT3 and DT4, and by virtue of the above, both Mr. Li Ka-shing and Mr. Li Tzar Kuoi, Victor are taken to have a duty of disclosure in relation to the said shares of the Company held by TUT3 as trustee of UT3 under the SFO as Directors of the Company.

- (c) 84,427,246 shares held by a company controlled by TDT3 as trustee of DT3.
- (3) The 3,572,350 shares of the Company comprise:
- (a) 2,272,350 shares held by certain companies of which Mr. Li Tzar Kuoi, Victor is entitled to exercise or control the exercise of one-third or more of the voting power at their general meetings.
- (b) 1,300,000 shares held by LKSF. By virtue of the terms of the constituent documents of LKSF, Mr. Li Tzar Kuoi, Victor may be regarded as having the ability to exercise or control the exercise of one-third or more of the voting power at general meetings of LKSF.
- (4) These are subsidiaries of the Company and such shares are held through TUT1 as trustee of UT1. Mr. Li Ka-shing and Mr. Li Tzar Kuoi, Victor, as Directors, by virtue of their deemed interests in TUT1 as trustee of UT1 as described in Note (2)(a) above, are taken to have a duty of disclosure in relation to such shares under the SFO.

Save as disclosed above, none of the Directors or chief executives of the Company had, as at 31 December 2015, any interests or short positions in the shares, underlying shares and debentures of the Company or any of its associated corporations (within the meaning of Part XV of the SFO) which would have to be notified to the Company and the Stock Exchange pursuant to Divisions 7 and 8 of Part XV of the SFO (including interests or short positions which they were taken or deemed to have under such provisions of the SFO), or which were recorded in the register required to be kept by the Company under Section 352 of the SFO, or which were required to be notified to the Company and the Stock Exchange pursuant to the Model Code.

Interests and Short Positions of Shareholders

So far as is known to any Director or chief executive of the Company, as at 31 December 2015, shareholders of the Company (other than Directors or chief executives of the Company) who had interests or short positions in the shares or underlying shares of the Company which would fall to be disclosed to the Company under the provisions of Divisions 2 and 3 of Part XV of the SFO, or which were recorded in the register required to be kept by the Company under Section 336 of the SFO were as follows:

1. Long Positions of Substantial Shareholders in the Shares of the Company

Name of Shareholder	Capacity	Number of Ordinary Shares	Approximate % of Shareholding
Li Ka-Shing Unity Trustee Company Limited as trustee of The Li Ka-Shing Unity Trust	Trustee	936,462,744 (Note 1)	24.26%
Li Ka-Shing Unity Trustee Corporation Limited as trustee of The Li Ka-Shing Unity Discretionary Trust	Trustee & beneficiary of a trust	936,462,744 (Note 1)	24.26%
Li Ka-Shing Unity Trustcorp Limited as trustee of another discretionary trust	Trustee & beneficiary of a trust	936,462,744 (Note 1)	24.26%

2. (a) Long Positions of Other Persons in the Shares and Underlying Shares of the Company

Name of Shareholder	Capacity	Number of Shares/ Underlying Shares	Total	Approximate % of Shareholding
JPMorgan Chase & Co.	(i) Beneficial owner	9,041,937)	277,135,188 (Note 2)	7.18%
	(ii) Investment manager	47,665,621)		
	(iii) Trustee	27,364)		
	(iv) Custodian corporation/ approved lending agent	220,400,266)		
JPMorgan Chase Bank, N.A.	(i) Investment manager	2,998,249)	201,408,652 (Note 3)	5.22%
	(ii) Trustee	27,364)		
	(iii) Custodian corporation/ approved lending agent	198,383,039)		

(b) Short Positions of Other Persons in the Shares and Underlying Shares of the Company

Name of Shareholder	Capacity	Number of Shares/ Underlying Shares	Total	Approximate % of Shareholding
JPMorgan Chase & Co.	Beneficial owner	4,114,000	4,114,000 (Note 4)	0.10%

Report of the Directors (*continued*)

(c) Lending Pool of Other Persons in the Shares and Underlying Shares of the Company

Name of Shareholder	Capacity	Number of Shares/ Underlying Shares	Total	Approximate % of Shareholding
JPMorgan Chase & Co.	Custodian corporation/ approved lending agent	220,400,266	220,400,266	5.71%
JPMorgan Chase Bank, N.A.	Custodian corporation/ approved lending agent	198,383,039	198,383,039 (Note 5)	5.14%

Notes:

- (1) The three references to 936,462,744 shares relate to the same block of shares in the Company. Of these 936,462,744 shares of the Company, 913,378,704 shares of the Company are held by TUT1 as trustee of UT1 and 23,084,040 shares of the Company are held by companies controlled by TUT1 as trustee of UT1. Each of TUT1 as trustee of UT1, TDT1 as trustee of DT1 and TDT2 as trustee of another discretionary trust is taken to have a duty of disclosure in relation to the said shares of the Company as described in Note (2) under the section headed "Directors' Interests and Short Positions in Shares, Underlying Shares and Debentures" under the SFO.
- (2) Such long position includes derivative interests in 566,500 underlying shares of the Company of which 19,500 underlying shares are derived from listed and cash settled derivatives, 390,500 underlying shares are derived from unlisted and physically settled derivative interests and 156,500 underlying shares are derived from unlisted and cash settled derivatives.
- (3) Such long position is included in the long position of JPMorgan Chase & Co. in the Company described above as JPMorgan Chase Bank, N.A. is a wholly-owned subsidiary of JPMorgan Chase & Co.
- (4) Such short position includes listed and cash settled derivatives interests in 4,114,000 underlying shares of the Company.
- (5) Such lending pool is included in the lending pool of JPMorgan Chase & Co. in the Company described above as JPMorgan Chase Bank, N.A. is a wholly-owned subsidiary of JPMorgan Chase & Co.

Save as disclosed above, as at 31 December 2015, the Company had not been notified by any persons (other than Directors or chief executives of the Company) who had interests or short positions in the shares or underlying shares of the Company which would fall to be disclosed to the Company under the provisions of Divisions 2 and 3 of Part XV of the SFO, or which were recorded in the register required to be kept by the Company under Section 336 of the SFO.

Continuing Connected Transactions

Each of CK Hutchison Holdings Limited (“CK Hutchison”, together with its subsidiaries, “CK Hutchison Group”) and the Company has been deemed by the Stock Exchange to be a connected person of the other after completion of the listing of the ordinary shares in the share capital of the Company by way of introduction (the “Listing”) on 3 June 2015 (the “Listing Date”), notwithstanding that CK Hutchison does not fall within the scope of connected persons of the Company pursuant to the Listing Rules. Accordingly, transactions entered into between members of the Group and members of the CK Hutchison Group following the Listing would constitute connected transactions of the Company under the Listing Rules.

The following transactions constituted continuing connected transactions of the Company (“Continuing Connected Transactions”) under the Listing Rules during the period from the Listing Date to 31 December 2015:

(a) Leasing and licensing of premises by the Group to the CK Hutchison Group

On 5 May 2015, the Company entered into an agreement with CK Hutchison to set out the framework terms governing the leasing transactions between the Group and the CK Hutchison Group (the “Leasing Transactions”) to be entered into during the period from the Listing Date to 31 December 2017 (the “Term”) (the “Master Leasing Agreement”). Pursuant to the Master Leasing Agreement, the Company agrees to lease or license or to procure its subsidiaries to lease or license various premises (including office space, car parks and building areas but excluding hotel premises) owned by the Group to members of the CK Hutchison Group as and when reasonably requested by members of the CK Hutchison Group from time to time during the Term, at a rental or licence fee to be negotiated on a case-by-case and an arm’s length basis, and shall be on normal commercial terms.

The aggregate rental and licence fees of the Leasing Transactions are subject to the annual caps of HK\$683 million, HK\$763 million and HK\$856 million for the period ended 31 December 2015, and for the years ending 31 December 2016 and 2017 respectively. During the period ended 31 December 2015, HK\$370 million has been paid/payable by CK Hutchison Group to the Group for the Leasing Transactions.

Report of the Directors (continued)**(b) Purchases of goods and services by the Group from the CK Hutchison Group for use in connection with the Group's property development projects**

On 5 May 2015, the Company entered into an agreement with CK Hutchison to set out the framework terms governing the purchases of goods and services by the Group from the CK Hutchison Group for use in connection with the Group's property development projects (the "Project Related Supplies Transactions") to be entered into during the Term (the "Master Purchase Agreement"). Pursuant to the Master Purchase Agreement, CK Hutchison agrees to provide, or to procure its subsidiaries to provide, the Project Related Supplies Transactions to members of the Group as and when reasonably requested by the members of the Group from time to time during the Term, at a fee or charge to be negotiated on a case-by-case and an arm's length basis, and shall be on normal commercial terms.

The aggregate fees and charges of the Project Related Supplies Transactions are subject to the annual caps of HK\$86 million, HK\$160 million and HK\$160 million for the period ended 31 December 2015, and years ending 31 December 2016 and 2017 respectively. During the period ended 31 December 2015, HK\$23 million has been paid/payable by the Group to CK Hutchison Group for the Project Related Supplies Transactions.

(c) Provision of Internet and telecommunication products and services by the CK Hutchison Group to the Group

On 5 May 2015, the Company entered into an agreement with CK Hutchison to set out the framework terms governing the provision of Internet and telecommunication products and services by the CK Hutchison Group to the Group (the "Internet and Telecommunication Supplies Transactions") to be entered into during the Term (the "Master Internet and Telecommunication Supplies Agreement"). Pursuant to the Master Internet and Telecommunication Supplies Agreement, CK Hutchison agrees to provide, or to procure its subsidiaries to provide, the Internet and Telecommunication Supplies Transactions to members of the Group as and when reasonably requested by members of the Group from time to time during the Term, at a fee or charge to be negotiated on a case-by-case and an arm's length basis, and shall be on normal commercial terms.

The aggregate fees and charges of the Internet and Telecommunication Supplies Transactions are subject to the annual caps of HK\$76 million, HK\$91 million and HK\$97 million for the period ended 31 December 2015, and years ending 31 December 2016 and 2017 respectively. During the period ended 31 December 2015, HK\$29 million has been paid/payable by the Group to CK Hutchison Group for the Internet and Telecommunication Supplies Transactions.

The Stock Exchange has granted to the Company a waiver from strict compliance with the announcement requirements under Chapter 14A of the Listing Rules with respect to the Continuing Connected Transactions provided that the annual aggregate transaction amounts in respect of each category of the Continuing Connected Transactions do not exceed the relevant annual cap amount set out above.

The Continuing Connected Transactions have been reviewed by the Independent Non-executive Directors. The Independent Non-executive Directors have confirmed that for the year 2015 the Continuing Connected Transactions have been entered into (i) in the ordinary and usual course of business of the Group; (ii) on normal commercial terms or better; and (iii) according to the agreements governing them on terms that are fair and reasonable and in the interests of the Company's shareholders as a whole.

Pursuant to Rule 14A.56 of the Listing Rules, the Company has engaged the auditor of the Company to report the Continuing Connected Transactions of the Group in accordance with Hong Kong Standard on Assurance Engagements 3000 (Revised) "Assurance Engagements Other Than Audits or Reviews of Historical Financial Information" and with reference to Practice Note 740 "Auditor's Letter on Continuing Connected Transactions under the Hong Kong Listing Rules" issued by the Hong Kong Institute of Certified Public Accountants. The auditor has reported to the Board of Directors and confirmed that for the year 2015 nothing has come to their attention that causes them to believe that the Continuing Connected Transactions (i) have not been approved by the Board of Directors of the Company; (ii) were not, in all respects, in accordance with the pricing policies of the Group for the transactions involving the provision of goods or services by the Group; (iii) were not entered into, in all material respects, in accordance with the relevant agreements governing such transactions; and (iv) have exceeded the annual caps as set by the Company.

Major Customers and Suppliers

During the year, 39% of the Group's purchases were attributable to the Group's five largest suppliers with the largest supplier accounted for 19% of the Group's purchases. The Group's revenue from sales of goods or rendering of services attributable to the Group's five largest customers was less than 30%.

None of the Directors, their close associates or any shareholder of the Company (which to the knowledge of the Directors owns more than 5% of the number of issued shares of the Company) has any interest in the Group's five largest suppliers.

Report of the Directors (*continued*)

Directors' Interests in Competing Businesses

During the year, the interests of Directors in the businesses which compete or are likely to compete, either directly or indirectly, with the businesses of the Group ("Competing Business") as required to be disclosed pursuant to the Listing Rules were as follows:

1. Core Business Activities of the Group

- (1) Property development and investment
- (2) Hotel and serviced suite operation
- (3) Property and project management
- (4) Interests in Real Estate Investment Trusts

2. Interests in Competing Business

Name of Director	Name of Company	Nature of Interest	Competing Business (Note)
Kam Hing Lam	Hui Xian Asset Management Limited	Chairman	(1), (2), (3) & (4)
Ip Tak Chuen, Edmond	ARA Asset Management Limited	Non-executive Director	(3) & (4)
	ARA Asset Management (Fortune) Limited	Non-executive Director*	(3) & (4)
	Hui Xian Asset Management Limited	Non-executive Director	(1), (2), (3) & (4)
	AVIC International Holding (HK) Limited	Non-executive Director**	(1)
Chiu Kwok Hung, Justin	ARA Asset Management Limited	Chairman	(3) & (4)
	ARA Asset Management (Fortune) Limited	Chairman	(3) & (4)
	ARA Asia Dragon Limited	Director	(1) & (3)
	ARA Asset Management (Prosperity) Limited	Chairman	(3) & (4)
Chow Wai Kam	AVIC International Holding (HK) Limited	Non-executive Director**	(1)

Note: Such businesses may be conducted through subsidiaries, associated companies or by way of other forms of investments.

* With effect from 1 June 2015, Mr. Ip Tak Chuen, Edmond has resigned as a Non-executive Director of ARA Asset Management (Fortune) Limited.

** With effect from 23 June 2015, Mr. Ip Tak Chuen, Edmond has resigned as a Non-executive Director and Mr. Chow Wai Kam has been appointed as a Non-executive Director of AVIC International Holding (HK) Limited.

Save as disclosed above, none of the Directors is interested in any business apart from the Group's businesses which competes or is likely to compete, either directly or indirectly, with businesses of the Group.

Share Capital

During the year ended 31 December 2015, the Company has only one class of shares (“Share(s)”) and has issued and cancelled the Shares as follows:

- (i) 1 Share was issued nil paid to the subscriber to the Memorandum of Association of the Company which was then transferred to and fully paid by CK Hutchison at HK\$1.00 at the incorporation of the Company;
- (ii) 1 Share, credited as fully paid at a premium, was issued to CK Hutchison as capitalisation issue for the settlement of the principal amount of the promissory note issued by the Company to CK Hutchison to pay for the aggregate consideration under the reorganisation agreement pursuant to which interests in certain property businesses under CK Hutchison Group and the Hutchison Group (“Property Businesses Combination”) were reorganised under the Group;
- (iii) 3,859,678,500 Shares were issued, credited as fully paid at par, to the holders of shares of CK Hutchison (other than the non-qualifying holders of shares of CK Hutchison which were excluded for the distribution in specie) pursuant to the spin-off of the Property Businesses Combination through the Listing and distribution in specie; and
- (iv) 2 Shares (as more particularly described under paragraphs (i) and (ii) above) were surrendered by CK Hutchison to the Company for cancellation at nil consideration prior to the Listing.

Details of the movements in share capital of the Company during the period from 2 January 2015 (date of incorporation) to 31 December 2015 are set out in Note 20 to Consolidated Financial Statements.

Pre-Emptive Rights

There are no provisions for pre-emptive rights under the Company’s Amended and Restated Articles of Association, or the laws of Cayman Islands, which would oblige the Company to offer new shares on pro-rata basis to existing shareholders.

Purchase, Sale or Redemption of the Company’s Listed Securities

During the year ended 31 December 2015, neither the Company nor any of its subsidiaries has purchased, sold or redeemed any of the Company’s listed securities.

Equity-Linked Agreements

For the year ended 31 December 2015, the Company has not entered into any equity-linked agreement, and there did not subsist any equity-linked agreement entered into by the Company as at 31 December 2015.

Report of the Directors (*continued*)

Management Contracts

No contracts concerning to the management and administration of the whole or any substantial part of any business of the Group were entered into or existed during the year.

Sufficiency of Public Float

Based on information publicly available to the Company and within the knowledge of the Directors as at the date of this Annual Report, the Company has maintained the prescribed public float under the Listing Rules.

Donations

During the year, the Group supported a wide variety of charitable activities of the community. Donations of approximately HK\$25,000,000 were made by the Group to various charitable organisations.

Audit Committee

The Group's Annual Report for the year ended 31 December 2015 has been reviewed by the audit committee of the Company (the "Audit Committee"). Information on the work of Audit Committee and its composition are set out in the Code Provision C.3 of the Corporate Governance Report on pages 70 to 72.

Auditor

Messrs. Deloitte Touche Tohmatsu was appointed as the first auditor of the Company on 26 February 2015.

The consolidated financial statements for the year have been audited by Messrs. Deloitte Touche Tohmatsu who will retire and offer themselves for re-appointment at the 2016 annual general meeting.

On behalf of the Board

Li Ka-shing

Chairman

Hong Kong, 17 March 2016

Corporate Governance Report

The Board of Directors ("Board") and the management of the Company are committed to the maintenance of good corporate governance practices and procedures. The Company believes that good corporate governance provides a framework that is essential for effective management, a healthy corporate culture, successful business growth and enhancing shareholders' value. The corporate governance principles of the Company emphasize a quality Board, sound internal controls, and transparency and accountability to all shareholders.

Throughout the period from 3 June 2015 (being the date of listing of the shares of the Company on The Stock Exchange of Hong Kong Limited) to 31 December 2015, save as disclosed below, the Company has applied the principles and complied with all code provisions and, where applicable, the recommended best practices, of the Corporate Governance Code ("CG Code") as set out in Appendix 14 to the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited ("Listing Rules"). In respect of code provisions A.5.1 to A.5.4 of the CG Code, the Company does not have a nomination committee. At present, the Company does not consider it necessary to have a nomination committee as the Board itself is responsible for reviewing its own structure, size and composition and the appointment of new Directors from time to time to ensure that it has a balanced composition of skills and experience appropriate for the requirements of the businesses of the Company. The Board as a whole is also responsible for reviewing the succession plan for the Directors, in particular the Chairman of the Board and the Managing Director.

Key corporate governance principles and corporate governance practices of the Company are summarised below:

I. Code Provisions

Code Ref.	Code Provisions	Comply ("C")/ Explain ("E")	Corporate Governance Practices																																		
A.	DIRECTORS																																				
A.1	The Board																																				
	Corporate Governance Principle																																				
	<i>The Board should assume responsibility for leadership and control of the Company; and is collectively responsible for directing and supervising the Company's affairs.</i>																																				
	<i>The Board should regularly review the contribution required from a Director to perform his responsibilities to the Company, and whether he is spending sufficient time performing them.</i>																																				
A.1.1	Regular board meetings should be held at least four times a year involving active participation, either in person or through electronic means of communication, of majority of directors.	C	<ul style="list-style-type: none"> Since 3 June 2015, the Board met regularly and held meetings in August and November of 2015. Directors' attendance records in 2015 are as follows: <table border="1"> <thead> <tr> <th>Members of the Board</th> <th>Attendance</th> </tr> </thead> <tbody> <tr> <td colspan="2">Executive Directors</td> </tr> <tr> <td>LI Ka-shing (Chairman)</td> <td>2/2</td> </tr> <tr> <td>LI Tzar Kuoi, Victor (Managing Director and Deputy Chairman)</td> <td>2/2</td> </tr> <tr> <td>KAM Hing Lam (Deputy Managing Director)</td> <td>2/2</td> </tr> <tr> <td>IP Tak Chuen, Edmond (Deputy Managing Director)</td> <td>2/2</td> </tr> <tr> <td>CHUNG Sun Keung, Davy</td> <td>2/2</td> </tr> <tr> <td>CHIU Kwok Hung, Justin</td> <td>2/2</td> </tr> <tr> <td>CHOW Wai Kam</td> <td>2/2</td> </tr> <tr> <td>PAU Yee Wan, Ezra</td> <td>2/2</td> </tr> <tr> <td>WOO Chia Ching, Grace</td> <td>2/2</td> </tr> <tr> <td colspan="2">Independent Non-executive Directors</td> </tr> <tr> <td>CHEONG Ying Chew, Henry</td> <td>2/2</td> </tr> <tr> <td>CHOW Nin Mow, Albert</td> <td>2/2</td> </tr> <tr> <td>HUNG Siu-lin, Katherine</td> <td>2/2</td> </tr> <tr> <td>Simon MURRAY</td> <td>0/2</td> </tr> <tr> <td>YEH Yuan Chang, Anthony</td> <td>2/2</td> </tr> </tbody> </table> <p>Note: Mr. Li Tzar Kuoi, Victor and Mr. Ip Tak Chuen, Edmond were appointed as Directors of the Company on 5 January 2015, and have been designated as Managing Director and Deputy Chairman and an Executive Director of the Company, and Deputy Managing Director and an Executive Director of the Company respectively with effect from 26 February 2015. With effect from 26 February 2015: Mr. Li Ka-shing, Mr. Kam Hing Lam, Mr. Chung Sun Keung, Davy, Mr. Chiu Kwok Hung, Justin, Mr. Chow Wai Kam, Ms. Pau Yee Wan, Ezra and Ms. Woo Chia Ching, Grace have been appointed as Executive Directors of the Company; Mr. Li Ka-shing and Mr. Kam Hing Lam have been designated as Chairman and Deputy Managing Director of the Company respectively; and Mr. Cheong Ying Chew, Henry, Mr. Chow Nin Mow, Albert, Ms. Hung Siu-lin, Katherine, Mr. Simon Murray and Mr. Yeh Yuen Chang, Anthony have been appointed as Independent Non-executive Directors of the Company.</p> <ul style="list-style-type: none"> The Directors may attend meetings in person, by phone or through means of electronic communication or by their alternate directors (if applicable) or proxies in accordance with the Company's Amended and Restated Articles of Association ("Articles"). An updated and consolidated version of the Company's Amended and Restated Memorandum and Articles of Association (both English and Chinese versions) are available on the websites of the Company and Hong Kong Exchanges and Clearing Limited ("HKEx"). The Company's constitutional documents were amended and restated during the year 2015. 	Members of the Board	Attendance	Executive Directors		LI Ka-shing (Chairman)	2/2	LI Tzar Kuoi, Victor (Managing Director and Deputy Chairman)	2/2	KAM Hing Lam (Deputy Managing Director)	2/2	IP Tak Chuen, Edmond (Deputy Managing Director)	2/2	CHUNG Sun Keung, Davy	2/2	CHIU Kwok Hung, Justin	2/2	CHOW Wai Kam	2/2	PAU Yee Wan, Ezra	2/2	WOO Chia Ching, Grace	2/2	Independent Non-executive Directors		CHEONG Ying Chew, Henry	2/2	CHOW Nin Mow, Albert	2/2	HUNG Siu-lin, Katherine	2/2	Simon MURRAY	0/2	YEH Yuan Chang, Anthony	2/2
Members of the Board	Attendance																																				
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Corporate Governance Report (continued)

Code Ref.	Code Provisions	Comply ("C")/ Explain ("E")	Corporate Governance Practices
A.1.2	All directors are given an opportunity to include matters in the agenda for regular board meetings.	C	<ul style="list-style-type: none"> All Directors are consulted as to whether they may wish to include any matter in the agenda before the agenda for each regular Board meeting is issued.
A.1.3	<ul style="list-style-type: none"> At least 14 days notice for regular board meetings Reasonable notice for other board meetings 	<p>C</p> <p>C</p>	<ul style="list-style-type: none"> Regular Board meetings in a particular year are usually scheduled towards the end of the immediately preceding year to give all Directors adequate time to plan their schedules to attend the meetings. At least 14 days formal notice would be given before each regular meeting.
A.1.4	Minutes of board meetings and meetings of board committees should be kept by a duly appointed secretary of the meeting and should be open for inspection at any reasonable time on reasonable notice by any director.	C	<ul style="list-style-type: none"> The Company Secretary prepares written resolutions or minutes and keeps records of substantive matters discussed and decisions resolved at all Board and Board Committee meetings. Board and Board Committee minutes are sent to all Directors/Board Committee members within a reasonable time after each Board and Board Committee meeting. Board and Board Committee minutes/resolutions are available for inspection by Directors/Board Committee members.
A.1.5	<ul style="list-style-type: none"> Minutes of board meetings and meetings of board committees should record in sufficient detail the matters considered and decisions reached. Draft and final versions of minutes for all directors to comment and to keep records within a reasonable time after the board meeting 	<p>C</p> <p>C</p>	<ul style="list-style-type: none"> Minutes record in sufficient detail the matters considered by the Board/Board Committees and decisions reached. Directors are given an opportunity to comment on draft Board minutes. Final version of Board minutes is placed on record within a reasonable time after the Board meeting.
A.1.6	<ul style="list-style-type: none"> A procedure agreed by the board to enable directors, upon reasonable request, to seek independent professional advice in appropriate circumstances, at the company's expense The board should resolve to provide separate independent professional advice to directors to assist them perform their duties to the company. 	<p>C</p> <p>C</p>	<ul style="list-style-type: none"> Directors have been advised that the Company Secretary can arrange independent professional advice at the expense of the Company should such advice be considered necessary by any Director.
A.1.7	<ul style="list-style-type: none"> If a substantial shareholder or a director has a conflict of interest in a matter to be considered by the board which the board has determined to be material, the matter should be dealt with by a physical board meeting rather than a written resolution. Independent non-executive directors who, and whose close associates, have no material interest in the transaction should be present at that board meeting. 	<p>C</p> <p>C</p>	<ul style="list-style-type: none"> Important matters are usually dealt with by way of written resolutions so that all Directors (including Independent Non-executive Directors) can note and comment, as appropriate, the matters before approval is granted. Director must declare his/her interest in the matters to be passed in the resolution, if applicable. If a substantial shareholder or a Director has a conflict of interest in a matter to be considered by the Board which the Board has determined to be material, the matter will be dealt with in accordance with applicable rules and regulations and, if appropriate, an independent Board committee will be set up to deal with the matter.
A.1.8	Arrange appropriate insurance cover in respect of legal action against the directors	C	<ul style="list-style-type: none"> The Company has arranged appropriate Directors and Officers liability insurance coverage for its Directors and officers since 3 June 2015 including the year 2015/2016.

Code Ref.	Code Provisions	Comply ("C")/ Explain ("E")	Corporate Governance Practices																		
A.2	Chairman and Chief Executive <i>Corporate Governance Principle</i> <i>There should be a clear division of responsibilities between the Chairman and the Managing Director of the Company to ensure a balance of power and authority.</i>																				
A.2.1	<ul style="list-style-type: none"> – Separate roles of chairman and chief executive not to be performed by the same individual – Division of responsibilities between the chairman and chief executive should be clearly established and set out in writing. 	<p>C</p> <p>C</p>	<ul style="list-style-type: none"> • The positions of the Chairman of the Board and the Managing Director are currently held by separate individuals. • The Chairman of the Board determines the broad strategic direction of the Company and its subsidiaries (collectively, the "Group") in consultation with the Board and is responsible for the high-level oversight of management. • The Managing Director, with the support of the Executive Directors, is responsible for strategic planning of different business functions and day-to-day management and operation of the Group. 																		
A.2.2	The chairman should ensure that all directors are properly briefed on issues arising at board meetings.	C	<ul style="list-style-type: none"> • With the support of the Executive Directors and the Company Secretary, the Chairman seeks to ensure that all Directors are properly briefed on issues arising at Board meetings and receive adequate and reliable information on a timely basis. • In addition to regular Board meetings, the Chairman of the Board met with the Independent Non-executive Directors without the presence of the Executive Directors in November of 2015. Attendance record of the meeting is as follows: <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="2" style="text-align: right;">Attendance</th> </tr> </thead> <tbody> <tr> <td colspan="2">Chairman</td> </tr> <tr> <td style="border-top: 1px solid black;">Li Ka-shing</td> <td style="text-align: right; border-top: 1px solid black;">1/1</td> </tr> <tr> <td colspan="2">Independent Non-executive Directors</td> </tr> <tr> <td>CHEONG Ying Chew, Henry</td> <td style="text-align: right;">1/1</td> </tr> <tr> <td>CHOW Nin Mow, Albert</td> <td style="text-align: right;">1/1</td> </tr> <tr> <td>HUNG Siu-lin, Katherine</td> <td style="text-align: right;">1/1</td> </tr> <tr> <td>Simon MURRAY</td> <td style="text-align: right;">0/1</td> </tr> <tr> <td>YEH Yuan Chang, Anthony</td> <td style="text-align: right;">1/1</td> </tr> </tbody> </table> <p>Note: With effect from 26 February 2015, Mr. Li Ka-shing has been appointed as an Executive Director of the Company and designated as Chairman of the Company, and Mr. Cheong Ying Chew, Henry, Mr. Chow Nin Mow, Albert, Ms. Hung Siu-lin, Katherine, Mr. Simon Murray and Mr. Yeh Yuan Chang, Anthony have been appointed as Independent Non-executive Directors of the Company.</p> <p>The Chairman and the Independent Non-executive Directors may attend meetings in person, by phone or through means of electronic communication or by their alternate directors (if applicable) or proxies in accordance with the Articles.</p>	Attendance		Chairman		Li Ka-shing	1/1	Independent Non-executive Directors		CHEONG Ying Chew, Henry	1/1	CHOW Nin Mow, Albert	1/1	HUNG Siu-lin, Katherine	1/1	Simon MURRAY	0/1	YEH Yuan Chang, Anthony	1/1
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YEH Yuan Chang, Anthony	1/1																				
A.2.3	The chairman should be responsible for ensuring that directors receive, in a timely manner, adequate information which must be accurate, clear, complete and reliable.	C	<ul style="list-style-type: none"> • The Board papers including supporting analysis and related background information are normally sent to the Directors at least three days before Board meetings. • Communications between Independent Non-executive Directors on the one hand, and the Company Secretary as co-ordinator for the other business units of the Group on the other, is a dynamic and interactive process to ensure that queries raised and clarification sought by the Directors are dealt with and further supporting information and/or documentation is provided as appropriate. 																		

Corporate Governance Report (continued)

Code Ref.	Code Provisions	Comply ("C")/ Explain ("E")	Corporate Governance Practices
A.2.4	<ul style="list-style-type: none"> – The chairman to provide leadership for the board – The chairman should ensure that the board works effectively and performs its responsibilities, and that all key and appropriate issues are discussed by it in a timely manner. – The chairman should be primarily responsible for drawing up and approving the agenda for each board meeting. He should take into account, where appropriate, any matters proposed by the other directors for inclusion in the agenda. The chairman may delegate this responsibility to a designated director or the company secretary. 	<p>C</p> <p>C</p> <p>C</p>	<ul style="list-style-type: none"> • The Chairman of the Board is an Executive Director who is responsible for the leadership and effective running of the Board. • The Chairman of the Board determines the broad strategic direction of the Group in consultation with the Board and is responsible for the high-level oversight of management. • The Board meets regularly and held meetings in August and November of 2015 since 3 June 2015. • With the support of the Executive Directors and the Company Secretary, the Chairman ensures that all Directors are properly briefed on all key and appropriate issues on a timely manner. • The Company Secretary assists the Chairman in preparing the agenda for each Board meeting and ensures that, where applicable, matters proposed by other Directors are included in the agenda; and that all applicable rules and regulations are followed.
A.2.5	The chairman should take primary responsibility for ensuring that good corporate governance practices and procedures are established.	C	<ul style="list-style-type: none"> • The Board as a whole and the management of the Company are committed to the maintenance of good corporate governance practices and procedures.
A.2.6	<ul style="list-style-type: none"> – The chairman should encourage all directors to make a full and active contribution to the board's affairs and take the lead to ensure that it acts in the best interests of the company. – The chairman should encourage directors with different views to voice their concerns, allow sufficient time for discussion of issues and ensure that board decisions fairly reflect board consensus. 	<p>C</p> <p>C</p>	<ul style="list-style-type: none"> • Please refer to A.2.3 and A.2.4 above for the details.
A.2.7	The chairman should at least annually hold meetings with the non-executive directors (including independent non-executive directors) without the executive directors present.	C	<ul style="list-style-type: none"> • In addition to regular Board meetings, the Chairman of the Board met with the Independent Non-executive Directors without the presence of the Executive Directors in November of 2015. Please refer to A.2.2 above for the attendance record.
A.2.8	The chairman should ensure that appropriate steps are taken to provide effective communication with shareholders and that their views are communicated to the board as a whole.	C	<ul style="list-style-type: none"> • The Company establishes different communication channels with shareholders and investors, including (i) printed copies of corporate communications (including but not limited to annual reports, interim reports, notices of meetings, circulars and proxy forms) required under the Listing Rules, and shareholders can choose to receive such documents using electronic means through the Company's website; (ii) the annual general meeting provides a forum for shareholders to raise comments and exchange views with the Board; (iii) updated and key information on the Group is available on the website of the Company; (iv) the Company's website offers a communication channel between the Company and its shareholders and stakeholders; (v) press conferences and briefing meetings with analysts are arranged from time to time to update on the performance of the Group; (vi) the Company's Hong Kong Share Registrar deals with shareholders for share registration and related matters; and (vii) the Corporate Affairs Department of the Company handles enquiries from shareholders and investors generally. • In February 2015, the Board has established a shareholders communication policy and in June 2015, the Board has made it available on the Company's website. The policy is subject to review on a regular basis to ensure its effectiveness.

Code Ref.	Code Provisions	Comply ("C")/ Explain ("E")	Corporate Governance Practices
A.2.9	The chairman should promote a culture of openness and debate by facilitating the effective contribution of non-executive directors in particular and ensuring constructive relations between executive and non-executive directors.	C	<ul style="list-style-type: none"> The Chairman promotes a culture of openness and actively encourages Directors with different views to voice their opinion and be fully engaged in the Board's affairs so as to contribute to the Board's functions.
A.3	Board composition <i>Corporate Governance Principle</i> <i>The Board should have a balance of skills, experience and diversity of perspectives appropriate to the requirements of the Company's business and should include a balanced composition of Executive and Non-executive Directors so that independent judgement can effectively be exercised.</i>		
A.3.1	Independent non-executive directors should be identified in all corporate communications that disclose the names of directors.	C	<ul style="list-style-type: none"> The composition of the Board, by category and position of Directors including the names of the Chairman, the Executive Directors and the Independent Non-executive Directors, is disclosed in all corporate communications. The Board consists of a total of fourteen Directors, comprising nine Executive Directors and five Independent Non-executive Directors. One-third of the Board are Independent Non-executive Directors of which more than one have appropriate professional qualifications, or accounting or related financial management expertise. Details of the composition of the Board are set out on page 167. The Directors' biographical information and the relationships among the Directors are set out on pages 28 to 30. Review of the Board composition is made regularly to ensure that it has a balance of expertise, skills and experience appropriate for the requirements of the business of the Company.
A.3.2	The company should maintain on its website and on HKEX's website an updated list of its directors identifying their role and function and whether they are independent non-executive directors.	C	<ul style="list-style-type: none"> The Company maintains on its website an updated list of its Directors identifying their respective roles and functions together with their biographical information, and whether they are independent non-executive directors. Since June 2015, the updated list of Directors has been posted on the website of HKEx which will be revised from time to time if necessary. The Company has also posted on its website and/or the website of HKEx the Terms of Reference of its Board Committees to enable the shareholders to understand the roles played by those Independent Non-executive Directors who serve on the relevant Board Committees.
A.4	Appointments, re-election and removal <i>Corporate Governance Principle</i> <i>There should be a formal, considered and transparent procedure for the appointment of new Directors and plans in place for orderly succession for appointments. All Directors should be subject to re-election at regular intervals.</i>		
A.4.1	Non-executive directors should be appointed for a specific term, subject to re-election.	C	<ul style="list-style-type: none"> All Directors (including Independent Non-executive Directors) are subject to retirement by rotation once every three years and are subject to re-election in accordance with the Articles and the CG Code.
A.4.2	<ul style="list-style-type: none"> All directors appointed to fill a casual vacancy should be subject to election by shareholders at the first general meeting after appointment. Every director, including those appointed for a specific term, should be subject to retirement by rotation at least once every three years. 	<p>C</p> <p>C</p>	<ul style="list-style-type: none"> In accordance with the Articles, newly appointed Directors are required to offer themselves for re-election at the next following general meeting (in the case of filling a casual vacancy) or at the next following annual general meeting (in the case of an addition to the Board) following their appointment. The Board as a whole is responsible for the appointment of new Directors and Directors' nomination for re-election by shareholders at the general meeting of the Company. Under the Articles, the Board may from time to time appoint a Director either to fill a casual vacancy or as an addition to the Board. Any such new Director shall hold office until the next following general meeting of the Company (in the case of filling a casual vacancy) or until the next following annual general meeting of the Company (in the case of an addition to the Board) and shall then be eligible for re-election at the same general meeting.

Corporate Governance Report (continued)

Code Ref.	Code Provisions	Comply ("C")/ Explain ("E")	Corporate Governance Practices
A.4.2 (cont'd)			<ul style="list-style-type: none"> All Directors (including Independent Non-executive Directors) are subject to retirement by rotation once every three years and are subject to re-election in accordance with the Articles and the CG Code. The structure, size and composition of the Board are reviewed from time to time to ensure the Board has a balanced composition of skills and experience appropriate for the requirements of the businesses of the Company. The independence of the Independent Non-executive Directors is assessed according to the relevant rules and requirements under the Listing Rules. Each of the Independent Non-executive Directors makes an annual confirmation of independence pursuant to the requirements of the Listing Rules. The Company is of the view that all Independent Non-executive Directors meet the independence guidelines set out in the relevant requirements of the Listing Rules and are independent in accordance with the terms of the guidelines. The Company has published the procedures for shareholders to propose a person for election as a Director on its website.
A.4.3	<ul style="list-style-type: none"> If an independent non-executive director serves more than 9 years, his further appointment should be subject to a separate resolution to be approved by shareholders. The papers to shareholders accompanying that resolution should include the reasons why the board believes he is still independent and should be re-elected. 	<p>C</p> <p>C</p>	<ul style="list-style-type: none"> Each Independent Non-executive Director who is subject to retirement by rotation will be appointed by a separate resolution in the Company's annual general meeting. Each Independent Non-executive Director who is eligible for re-election at the annual general meeting had made a confirmation of independence pursuant to Rule 3.13 of the Listing Rules. The Company had expressed the view in its circular that each Independent Non-executive Director who is eligible for re-election had met the independence guidelines set out in Rule 3.13 of the Listing Rules and was independent in accordance with the terms of the guidelines. Currently, there is no Independent Non-executive Director who has served more than nine years, nevertheless, the Company had expressed its view in the circular for the 2016 annual general meeting such Director to re-elect as regards his/her independence. In accordance with the CG Code, the Company has to include its own recommendation in the circular to explain why a particular candidate should be re-elected. As their relevant credentials have been included in the circular for the shareholders' information, the Company opines that it is more important for the shareholders themselves to make their own independent decision on whether to approve a particular re-election or not.
A.5	<p>Nomination Committee</p> <p><i>Corporate Governance Principle</i></p> <p><i>In carrying out its responsibilities, the nomination committee should give adequate consideration to the principles under Sections A.3 and A.4 in the CG Code.</i></p>		
A.5.1 – A.5.4	<ul style="list-style-type: none"> The company should establish a nomination committee which is chaired by the chairman of the board or an independent non-executive director and comprises a majority of independent non-executive directors. The nomination committee should be established with specific written terms of reference which deal clearly with its authority and duties. 	E	<ul style="list-style-type: none"> The Company does not have a nomination committee. The Board as a whole is responsible for the appointment of new Directors and the nomination of Directors for re-election by shareholders at the general meeting of the Company. Under the Articles, the Board may from time to time appoint a Director either to fill a casual vacancy or as an addition to the Board. Any such new Director shall hold office until the next following general meeting of the Company (in the case of filling a casual vacancy) or until the next following annual general meeting of the Company (in the case of an addition to the Board) and shall then be eligible for re-election at the same general meeting.

Code Ref.	Code Provisions	Comply ("C")/ Explain ("E")	Corporate Governance Practices
A.5.1 – A.5.4 (cont'd)	<p>– It should perform the following duties:</p> <p>(a) review the structure, size and composition (including the skills, knowledge and experience) of the board at least annually and make recommendations on any proposed changes to the board to complement the company's corporate strategy;</p> <p>(b) identify individuals suitably qualified to become board members and select or make recommendations to the board on the selection of individuals nominated for directorships;</p> <p>(c) assess the independence of independent non-executive directors; and</p> <p>(d) make recommendations to the board on the appointment or re-appointment of directors and succession planning for directors, in particular the chairman and the chief executive.</p> <p>– The nomination committee should make available its terms of reference explaining its role and the authority delegated to it by the board by including them on HKEEx's website and the company's website.</p> <p>– The company should provide the nomination committee sufficient resources to perform its duties. Where necessary, the nomination committee should seek independent professional advice, at the company's expense, to perform its responsibilities.</p>		<ul style="list-style-type: none"> • At present, the Company does not consider it necessary to have a nomination committee as the Board itself is responsible for reviewing its own structure, size and composition of the Board from time to time to ensure that it has a balanced composition of skills and experience appropriate for the requirements of the businesses of the Company, and the Board as a whole is also responsible for reviewing the succession plan for the Directors, in particular the Chairman and the Managing Director. • The Company adopts a formal, considered and transparent procedure for the appointment of new Directors. Before a prospective Director's name is formally proposed, the opinions of the existing Directors (including the Independent Non-executive Directors) are sought. After considering the proposal for the appointment of a new Director, the Board as a whole will make the final decision. • The Board as a whole is responsible for assessing the independence of the Independent Non-executive Directors according to the relevant rules and requirements under the Listing Rules. The Company is of the view that all Independent Non-executive Directors meet the independence guidelines set out in the relevant requirements of the Listing Rules and are independent in accordance with the terms of the guidelines.
A.5.5	<p>Where the board proposes a resolution to elect an individual as an independent non-executive director at the general meeting, it should set out in the circular to shareholders and/or explanatory statement accompanying the notice of the relevant general meeting why they believe he should be elected and the reasons why they consider him to be independent.</p>	C	<ul style="list-style-type: none"> • Please refer to A.4.3 above for the details.

Corporate Governance Report (continued)

Code Ref.	Code Provisions	Comply ("C")/ Explain ("E")	Corporate Governance Practices
A.5.6	The nomination committee (or the board) should have a policy concerning diversity of board members, and should disclose the policy or a summary of the policy in the Corporate Governance Report.	C	<ul style="list-style-type: none"> • In February 2015, the Company has established a policy concerning diversity of Board members ("Board Diversity Policy") and in June 2015, the Company has made it available on the Company's website. • In the Board Diversity Policy:– <ol style="list-style-type: none"> 1. The Company recognises the benefits of having a Board that has a balance of skills, experience and diversity of perspectives appropriate to the requirements of the Company's businesses. 2. The Company maintains that appointments to the Board should be based on merit that complements and expands the skills and experience of the Board as a whole, and after due regard to factors which include but not limited to gender, age, cultural and educational background, and/or professional experience, and any other factors that the Board may consider relevant and applicable from time to time towards achieving a diverse Board. 3. The Board of the Company is responsible for reviewing its own structure, size and composition and the appointment of new Directors of the Company from time to time to ensure that it has a balanced composition of skills and experience appropriate to the requirements of the Company's businesses, with due regard to the benefits of diversity on the Board. The Board as a whole is also responsible for reviewing the succession plan for the Directors of the Company, in particular, for the Chairman of the Board and the Managing Director. • Selection of Board members is based on a range of diversity perspectives, including but not limited to gender, age, cultural and educational background, ethnicity, professional experience, skills, knowledge and other factors that the Board may consider relevant and applicable from time to time. The ultimate decision is based on merit and contribution that the selected Board members could bring to the Board. • The Board has, from time to time, reviewed and monitored the implementation of the policy to ensure its effectiveness. It will at appropriate time set measurable objectives for achieving diversity on the Board.
A.6	<p>Responsibilities of directors</p> <p><i>Corporate Governance Principle</i></p> <p><i>Every Director must always know his responsibilities as a Director of the Company and its conduct, business activities and development.</i></p>		
A.6.1	Every newly appointed director of the company should receive a comprehensive, formal and tailored induction on appointment. Subsequently he should receive any briefing and professional development necessary to ensure that he has a proper understanding of the company's operations and business and is fully aware of his responsibilities under statute and common law, the Listing Rules, legal and other regulatory requirements and the company's business and governance policies.	C	<ul style="list-style-type: none"> • The Company Secretary and key officers of the Company Secretarial Department liaise closely with newly appointed Directors both immediately before and after his/her appointment to acquaint them with the duties and responsibilities as a Director of the Company and the business operation of the Company. • A package, which has been compiled and reviewed by the Company's legal advisers, setting out the duties and responsibilities of directors under the Listing Rules and relevant regulatory requirements is provided to each newly appointed Director. Further information package comprising the latest developments in laws, rules and regulations relating to the duties and responsibilities of directors will be forwarded to each Director from time to time for his/her information and ready reference. Guidelines for directors have also been forwarded to each Director for his/her information and ready reference. • During the year, the Company had arranged at the cost of the Company Directors seminar sessions conducted by qualified professionals experienced on topics relating to the roles, functions and duties of the Directors. Certificates were issued to Directors who had attended the seminar sessions. • In addition, the Company has from time to time provided information and briefings to Directors on the latest developments in the laws, rules and regulations relating to Directors' duties and responsibilities. The Company had also, on an individual basis, advised Directors on queries raised or issues which arise in the performance of their duties as directors.

Code Ref.	Code Provisions	Comply ("C")/ Explain ("E")	Corporate Governance Practices
A.6.2	<p>The functions of non-executive directors include:</p> <ul style="list-style-type: none"> – bring independent judgement on issues of strategy, policy, performance, accountability, resources, key appointments and standards of conduct at board meetings – take the lead on potential conflicts of interests – serve on the audit, remuneration, nomination and other governance committees, if invited – scrutinise the company's performance in achieving agreed corporate goals and objectives, and monitoring performance reporting 	<p>C</p> <p>C</p> <p>C</p> <p>C</p>	<ul style="list-style-type: none"> • The Independent Non-executive Directors exercise their independent judgement and advise on the future business direction and strategic plans of the Company. • The Independent Non-executive Directors review the financial information and operational performance of the Company on a regular basis. • The Independent Non-executive Directors are invited to serve on the Audit Committee and Remuneration Committee of the Company.
A.6.3	<p>Every director should ensure that he can give sufficient time and attention to the company's affairs and should not accept the appointment if he cannot do so.</p>	C	<ul style="list-style-type: none"> • There is satisfactory attendance at Board meetings during the year. Please refer to A.1.1 above for the attendance records. • Every Executive Director has hands-on knowledge and expertise in the areas and operation in which he/she is charged with. Appropriate attention to the affairs of the Company is measured in terms of time as well as the quality of such attention and the ability of the Directors to contribute with reference to his/her area of knowledge and expertise, and his/her global perspective.
A.6.4	<p>Board should establish written guidelines no less exacting than the Model Code for relevant employees.</p>	C	<ul style="list-style-type: none"> • The Company had adopted the model code for securities transactions by directors of listed issuers set out in Appendix 10 to the Listing Rules as its own code of conduct regarding Directors' securities transactions effective from 3 June 2015 ("Model Code"). The Model Code has been reviewed by the Company from time to time to comply with the new requirements set out in Appendix 10 to the Listing Rules. • Confirmation has been received from all Directors that they have complied with the required standards set out in the Model Code for the period from 3 June 2015 (being the date of listing of the shares of the Company on The Stock Exchange of Hong Kong Limited) to 31 December 2015. • Written guidelines no less exacting than the Model Code relating to securities transactions for employees are set out in the Employee Handbook of the Company. • Since February 2015, the Company has established a policy on handling of confidential information, information disclosure and securities dealing for all employees of the Group to comply with when they are in possession of confidential or inside information in relation to the Group. Such policy has complied with the new requirements set out in Part XIVA of the Securities and Futures Ordinance that came into effect on 1 January 2013. Such policy has been posted on Company's intranet and disseminated to all employees of the Company.
A.6.5	<p>All directors should participate in continuous professional development to develop and refresh their knowledge and skills. This is to ensure that their contribution to the board remains informed and relevant. The company should be responsible for arranging and funding suitable training, placing an appropriate emphasis on the roles, functions and duties of a listed company director.</p>	C	<ul style="list-style-type: none"> • A package, which has been prepared and compiled by the Company's legal advisers, setting out the duties and responsibilities of directors under the Listing Rules and relevant regulatory requirements, is provided to each newly appointed Director. Further information package comprising the latest developments in laws, rules and regulations relating to the duties and responsibilities of directors will be forwarded to each Director from time to time for his/her information and ready reference. Guidelines for directors have also been forwarded to each Director for his/her information and ready reference.

Corporate Governance Report (continued)

Code Ref.	Code Provisions	Comply ("C")/ Explain ("E")	Corporate Governance Practices																																		
A.6.5 (cont'd)			<ul style="list-style-type: none"> • In addition, the Company has from time to time provided information and briefings to Directors on the latest developments in the laws, rules and regulations relating to Directors' duties and responsibilities. The Company had also, on an individual basis, advised Directors on queries raised or issues which arise in the performance of their duties as directors. • The Directors have provided to the Company their records of continuous professional development during the year 2015. • During the year, the Company had arranged at the cost of the Company Directors seminar sessions conducted by qualified professionals experienced on topics relating to the roles, functions and duties of the Directors. Certificates were issued to Directors who had attended the seminar sessions. Directors have also participated in continuous professional training organised by professional bodies and/or government authorities. <p>The Directors' knowledge and skills are continuously developed and refreshed by, inter alia, the following means:</p> <ol style="list-style-type: none"> (1) Reading memoranda issued or materials provided (for example, in-house directors' seminar) from time to time by the Company to Directors, and as applicable, briefings and reports by the Company Secretary, as regards legal and regulatory changes and matters of relevance to the Directors in the discharge of their duties with the latest developments in public consultations, laws, rules and regulations relating to the duties and responsibilities of directors and corporate governance; (2) Participation in continuous professional training seminars/conferences/courses/workshops on subjects relating to directors' duties and corporate governance, etc. organised by the Company and/or professional bodies and/or government authorities; and (3) Reading news/journal/magazine/other reading materials as regards legal and regulatory changes and matters of relevance to the Directors in the discharge of their duties. <ul style="list-style-type: none"> • Records of the Directors' training during 2015 are as follows: <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Members of the Board</th> <th style="text-align: right;">Training received</th> </tr> </thead> <tbody> <tr> <td colspan="2">Executive Directors</td> </tr> <tr> <td>LI Ka-shing (<i>Chairman</i>)</td> <td style="text-align: right;">(1), (2) & (3)</td> </tr> <tr> <td>LI Tzar Kuoi, Victor (<i>Managing Director and Deputy Chairman</i>)</td> <td style="text-align: right;">(1), (2) & (3)</td> </tr> <tr> <td>KAM Hing Lam (<i>Deputy Managing Director</i>)</td> <td style="text-align: right;">(1) & (3)</td> </tr> <tr> <td>IP Tak Chuen, Edmond (<i>Deputy Managing Director</i>)</td> <td style="text-align: right;">(1) & (3)</td> </tr> <tr> <td>CHUNG Sun Keung, Davy</td> <td style="text-align: right;">(1) & (3)</td> </tr> <tr> <td>CHIU Kwok Hung, Justin</td> <td style="text-align: right;">(1) & (3)</td> </tr> <tr> <td>CHOW Wai Kam</td> <td style="text-align: right;">(1), (2) & (3)</td> </tr> <tr> <td>PAU Yee Wan, Ezra</td> <td style="text-align: right;">(1) & (3)</td> </tr> <tr> <td>WOO Chia Ching, Grace</td> <td style="text-align: right;">(1), (2) & (3)</td> </tr> <tr> <td colspan="2">Independent Non-executive Directors</td> </tr> <tr> <td>CHEONG Ying Chew, Henry</td> <td style="text-align: right;">(1), (2) & (3)</td> </tr> <tr> <td>CHOW Nin Mow, Albert</td> <td style="text-align: right;">(1) & (3)</td> </tr> <tr> <td>HUNG Siu-lin, Katherine</td> <td style="text-align: right;">(1) & (3)</td> </tr> <tr> <td>Simon MURRAY</td> <td style="text-align: right;">(1) & (3)</td> </tr> <tr> <td>YEH Yuan Chang, Anthony</td> <td style="text-align: right;">(1), (2) & (3)</td> </tr> </tbody> </table> <p>Note: Mr. Li Tzar Kuoi, Victor and Mr. Ip Tak Chuen, Edmond were appointed as Directors of the Company on 5 January 2015, and have been designated as Managing Director and Deputy Chairman and an Executive Director of the Company, and Deputy Managing Director and an Executive Director of the Company respectively with effect from 26 February 2015. With effect from 26 February 2015: Mr. Li Ka-shing, Mr. Kam Hing Lam, Mr. Chung Sun Keung, Davy, Mr. Chiu Kwok Hung, Justin, Mr. Chow Wai Kam, Ms. Pau Yee Wan, Ezra and Ms. Woo Chia Ching, Grace have been appointed as Executive Directors of the Company; Mr. Li Ka-shing and Mr. Kam Hing Lam have been designated as Chairman and Deputy Managing Director of the Company respectively; and Mr. Cheong Ying Chew, Henry, Mr. Chow Nin Mow, Albert, Ms. Hung Siu-lin, Katherine, Mr. Simon Murray and Mr. Yeh Yuen Chang, Anthony have been appointed as Independent Non-executive Directors of the Company.</p>	Members of the Board	Training received	Executive Directors		LI Ka-shing (<i>Chairman</i>)	(1), (2) & (3)	LI Tzar Kuoi, Victor (<i>Managing Director and Deputy Chairman</i>)	(1), (2) & (3)	KAM Hing Lam (<i>Deputy Managing Director</i>)	(1) & (3)	IP Tak Chuen, Edmond (<i>Deputy Managing Director</i>)	(1) & (3)	CHUNG Sun Keung, Davy	(1) & (3)	CHIU Kwok Hung, Justin	(1) & (3)	CHOW Wai Kam	(1), (2) & (3)	PAU Yee Wan, Ezra	(1) & (3)	WOO Chia Ching, Grace	(1), (2) & (3)	Independent Non-executive Directors		CHEONG Ying Chew, Henry	(1), (2) & (3)	CHOW Nin Mow, Albert	(1) & (3)	HUNG Siu-lin, Katherine	(1) & (3)	Simon MURRAY	(1) & (3)	YEH Yuan Chang, Anthony	(1), (2) & (3)
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Code Ref.	Code Provisions	Comply ("C")/ Explain ("E")	Corporate Governance Practices
A.6.6	Each director should disclose to the company at the time of his appointment, and in a timely manner for any change, the number and nature of offices held in public companies or organisations and other significant commitments. The identity of the public companies or organisations and an indication of the time involved should also be disclosed. The board should determine for itself how frequently this disclosure should be made.	C	<ul style="list-style-type: none"> The Directors have disclosed to the Company at the time of their appointment and from time to time thereafter the number and nature of offices held in public companies or organisations and other significant commitments, identifying the public companies or organisations involved.
A.6.7	Independent non-executive directors and other non-executive directors, as equal board members, should give the board and any committees on which they serve the benefit of their skills, expertise and varied backgrounds and qualifications through regular attendance and active participation. They should also attend general meetings and develop a balanced understanding of the views of shareholders.	C	<ul style="list-style-type: none"> There is satisfactory attendance at Board meetings, Board Committee meetings and the meeting between the Chairman and the Independent Non-executive Directors. Please refer to A.1.1, A.2.2, B.1.2 and C.3.1 for the attendance records. The first annual general meeting of the Company since its incorporation in January 2015 will be held in 2016, as such there was no annual general meeting held in 2015. Extent of participation and contribution should be viewed both quantitatively and qualitatively.
A.6.8	Independent non-executive directors and other non-executive directors should make a positive contribution to the development of the company's strategy and policies through independent, constructive and informed comments.	C	<ul style="list-style-type: none"> Please refer to A.6.7 above.
A. 7	Supply of and access to information Corporate Governance Principle <i>Directors should be provided in a timely manner with appropriate information in the form and quality to enable them to make an informed decision and perform their duties and responsibilities.</i>		
A.7.1	<ul style="list-style-type: none"> Send agenda and full board papers to all directors at least 3 days before regular board or board committee meetings As far as practicable for other board or board committee meetings 	C C	<ul style="list-style-type: none"> Board/Board Committee papers are circulated not less than three days before the regular Board/Board Committee meetings to enable the Directors/Board Committee members to make informed decisions on matters to be raised at the Board/Board Committee meetings.
A.7.2	<ul style="list-style-type: none"> Management has an obligation to supply the board and its committees with adequate and reliable information in a timely manner to enable it to make informed decisions. The board and individual directors should have separate and independent access to the company's senior management for making further enquiries where necessary. 	C C	<ul style="list-style-type: none"> The Company Secretary and the General Manager of the Accounts Department attend all regular Board meetings to advise on corporate governance, statutory compliance, and accounting and financial matters, as appropriate. Communications between Directors on the one hand, and the Company Secretary, who acts as co-ordinator for the other business units of the Group on the other, is a dynamic and interactive process to ensure that queries raised and clarification sought by the Directors are dealt with and that further supporting information is provided if appropriate.

Corporate Governance Report (continued)

Code Ref.	Code Provisions	Comply ("C")/ Explain ("E")	Corporate Governance Practices								
A.7.3	<ul style="list-style-type: none"> – All directors are entitled to have access to board papers and related materials. – Queries raised by directors should receive a prompt and full response, if possible. 	C	<ul style="list-style-type: none"> • Please refer to A.7.1 and A.7.2 above. 								
B. REMUNERATION OF DIRECTORS AND SENIOR MANAGEMENT AND BOARD EVALUATION											
B.1	<p>The level and make-up of remuneration and disclosure</p> <p><i>Corporate Governance Principle</i></p> <p><i>The Company should disclose its Director's remuneration policy and other remuneration related matters. The procedure for setting policy on Executive Directors' remuneration and all Directors' remuneration packages should be formal and transparent.</i></p>										
B.1.1	The remuneration committee should consult the chairman and/or chief executive about their remuneration proposals for other executive directors and should have access to independent professional advice if necessary.	C	<ul style="list-style-type: none"> • The Remuneration Committee has consulted the Chairman and/or the Managing Director about proposals relating to the remuneration packages and other human resources issues of the Directors and senior management, including, without limitation, succession plan and key personnel movements as well as policies for recruiting and retaining qualified personnel. • The emoluments of Directors have been determined with reference to the skills, knowledge, involvement in the Company's affairs and the performance of each Director, and to the profitability of the Company and prevailing market conditions during the year. • To enable them to better advise on the Group's future remuneration policy and related strategies, the Remuneration Committee has been advised of the Group's existing remuneration policy and succession plan, including the corporate philosophy in formulating employees' remuneration packages, and market trends and related information. 								
B.1.2	<p>The remuneration committee's terms of reference should include:</p> <ul style="list-style-type: none"> – recommend to the board on the company's policy and structure for all directors' and senior management remuneration and on the establishment of a formal and transparent procedure for developing remuneration policy – review and approve the management's remuneration proposals with reference to the board's corporate goals and objectives – either to determine, with delegated responsibility, or to make recommendations to the board on the remuneration packages of individual executive directors and senior management – recommend to the board on the remuneration of non-executive directors 	C	<ul style="list-style-type: none"> • The Company established its remuneration committee ("Remuneration Committee") on 26 February 2015. A majority of the members are Independent Non-executive Directors. • The Remuneration Committee comprises the Chairman of the Board, Mr. Li Ka-shing, and two Independent Non-executive Directors, namely, Ms. Hung Siu-lin, Katherine (Chairman of the Remuneration Committee) and Mr. Cheong Ying Chew, Henry. • The terms of reference of the Remuneration Committee (both English and Chinese versions) follow closely the requirements of the CG Code. The same as modified from time to time and adopted by the Board, are posted on the websites of the Company and HKEx. • The Remuneration Committee, with delegated responsibility, determines the remuneration packages of individual Executive Directors and senior management, and reviews the remuneration of Independent Non-executive Directors. • Since the listing of the Company on 3 June 2015, meetings of the Remuneration Committee were held in November 2015 and January 2016. Attendance records of the members of the Remuneration Committee are as follows: <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Members of the Remuneration Committee</th> <th style="text-align: right;">Attendance</th> </tr> </thead> <tbody> <tr> <td>HUNG Siu-lin, Katherine (<i>Chairman of the Remuneration Committee</i>)</td> <td style="text-align: right;">2/2</td> </tr> <tr> <td>LI Ka-shing</td> <td style="text-align: right;">2/2</td> </tr> <tr> <td>CHEONG Ying Chew, Henry</td> <td style="text-align: right;">2/2</td> </tr> </tbody> </table> <p>Note: The members of the Remuneration Committee may attend meetings in person, by phone or through means of electronic communication or by their alternate directors (if applicable) or proxies in accordance with the Articles.</p>	Members of the Remuneration Committee	Attendance	HUNG Siu-lin, Katherine (<i>Chairman of the Remuneration Committee</i>)	2/2	LI Ka-shing	2/2	CHEONG Ying Chew, Henry	2/2
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LI Ka-shing	2/2										
CHEONG Ying Chew, Henry	2/2										

Code Ref.	Code Provisions	Comply ("C")/ Explain ("E")	Corporate Governance Practices
B.1.2 (cont'd)	<ul style="list-style-type: none"> – consider salaries paid by comparable companies, time commitment and responsibilities and employment conditions elsewhere in the group – review and approve compensation payable on loss or termination of office or appointment – review and approve compensation arrangements relating to dismissal or removal of directors for misconduct – ensure that no director or any of his associates is involved in deciding his own remuneration 		<ul style="list-style-type: none"> • The following is a summary of the work of the Remuneration Committee during the said meetings: <ol style="list-style-type: none"> 1. Review the remuneration policy for 2015/2016; 2. Recommend to the Board the Company's policy and structure for the remuneration of Directors and the management; 3. Review the remuneration packages of Executive Directors and the management with reference to the established system of the Company for determining the remuneration review; 4. Review and approve the remuneration of Independent Non-executive Directors; and 5. Review the annual bonus policy. • No Director or any of his/her associates is involved in deciding his/her own remuneration at the meetings of the Remuneration Committee held in November 2015 and January 2016.
B.1.3	The remuneration committee should make available its terms of reference, explaining its role and the authority delegated to it by the board by including them on HKEx's website and the company's website.	C	<ul style="list-style-type: none"> • The terms of reference of the Remuneration Committee are posted on the websites of the Company and HKEx. • The principal responsibilities of the Remuneration Committee include making recommendations to the Board on the Company's policy and structure for the remuneration of Directors and the management, and reviewing the remuneration packages of all Executive Directors and the management with reference to the corporate goals and objectives of the Board resolved from time to time.
B.1.4	The remuneration committee should be provided with sufficient resources to perform its duties.	C	<ul style="list-style-type: none"> • The Human Resources Department provides administrative support and implements the approved remuneration packages and other human resources related decisions approved by the Remuneration Committee.
B.1.5	The company should disclose details of any remuneration payable to members of senior management by band in the annual reports.	C	<ul style="list-style-type: none"> • The Board has resolved that the senior management of the Company comprises only the Executive Directors of the Company. Please refer to note 5 in the Notes to Consolidated Financial Statements for details of the remuneration payable to the Directors.
C. ACCOUNTABILITY AND AUDIT			
C.1 Financial reporting			
<i>Corporate Governance Principle</i>			
<i>The Board should present a balanced, clear and comprehensible assessment of the Company's performance, position and prospects.</i>			
C.1.1	Management should provide sufficient explanation and information to the board to enable it to make an informed assessment of financial and other information put before it for approval.	C	<ul style="list-style-type: none"> • Directors are provided with a review of the Group's major business activities and key financial information on a quarterly basis.
C.1.2	Management should provide all members of the board with monthly updates giving a balanced and understandable assessment of the company's performance, position and prospects in sufficient detail to enable the board as a whole and each director to discharge their duties.	C	<ul style="list-style-type: none"> • Monthly updates had been provided to all members of the Board since 3 June 2015, for the purpose of providing a balanced and understandable assessment of the Company's performance, position and prospects in sufficient detail and to enable the Board as a whole and each Director to discharge their duties.

Corporate Governance Report (continued)

Code Ref.	Code Provisions	Comply ("C")/ Explain ("E")	Corporate Governance Practices
C.1.3	<ul style="list-style-type: none"> – The directors should acknowledge in the Corporate Governance Report their responsibility for preparing the accounts. – There should be a statement by the auditors about their reporting responsibilities in the auditor's report on the financial statements. – Unless it is inappropriate to assume that the company will continue in business, the directors should prepare the accounts on a going concern basis, with supporting assumptions or qualifications as necessary. – Where the directors are aware of material uncertainties relating to events or conditions that may cast significant doubt on the company's ability to continue as a going concern, they should be clearly and prominently disclosed and discussed at length in the Corporate Governance Report. 	<p>C</p> <p>C</p> <p>C</p> <p>N/A</p>	<ul style="list-style-type: none"> • The Directors acknowledged in writing their responsibility for preparing the consolidated financial statements of the Group for the year ended 31 December 2015. • Directors are not aware of material uncertainties relating to events or conditions that may cast significant doubt upon the Company's ability to continue as a going concern as referred to in C.1.3 of the CG Code. • With the assistance of the Company's Accounts Department which is under the supervision of the General Manager who is a professional accountant, the Directors ensure the preparation of the consolidated financial statements of the Group are in accordance with statutory requirements and applicable accounting standards. • The Directors also ensure the publication of the consolidated financial statements of the Group is in a timely manner. • The statement by the auditor of the Company regarding its reporting responsibilities on the consolidated financial statements of the Group is set out in the Independent Auditor's Report on pages 154 and 155.
C.1.4	The directors should include in the separate statement containing a discussion and analysis of the group's performance in the annual report, an explanation of the basis on which the company generates or preserves value over the longer term (the business model) and the strategy for delivering the company's objectives.	C	<ul style="list-style-type: none"> • The Board has included the separate statement containing a discussion and analysis of the Group's sustainable development strategy in the Management Discussion and Analysis of Annual Report 2015.
C.1.5	The board should present a balanced, clear and understandable assessment in annual and interim reports, and other financial disclosures required by the Listing Rules. It should also do so for reports to regulators and information disclosed under statutory requirements.	C	<ul style="list-style-type: none"> • The Board aims to present a clear, balanced and understandable assessment of the Group's performance and position in all shareholder communications. • The Board is aware of and updated with the requirements under the applicable rules and regulations about timely disclosure of information or matters regarding the Company and will authorise the publication of such announcements as and when the occasion arises. The Company Secretary and key officers of the Company Secretarial Department work closely and in consultation with legal advisers to review the materiality and sensitivity of transactions and proposed transactions and advise the Board accordingly.
C.2	<p>Internal controls</p> <p>Corporate Governance Principle</p> <p><i>The Board should ensure that the Company maintains sound and effective internal controls to safeguard shareholders' investment and the Company's assets.</i></p>		

Code Ref.	Code Provisions	Comply ("C")/ Explain ("E")	Corporate Governance Practices
C.2.1	<ul style="list-style-type: none"> - Directors to review the effectiveness of the company's and its subsidiaries' internal control systems at least annually and to report that they have done so in the Corporate Governance Report - The review should cover all material controls, including financial, operational and compliance controls and risk management functions. 	<p style="text-align: center;">C</p> <p style="text-align: center;">C</p>	<ul style="list-style-type: none"> • The Board has overall responsibility for maintaining sound and effective internal control system of the Group. The Group's internal control system which includes a defined management structure with limits of authority, is designed to help the achievement of business objectives, safeguard assets against unauthorised use or disposition, ensure the maintenance of proper accounting records for the provision of reliable financial information for internal use or for publication, and ensure compliance with relevant legislation and regulations. The system is designed to provide reasonable, but not absolute, assurance against material misstatement or loss and to manage rather than eliminate risks of failure in operational systems and achievement of the Group's objectives. <p><i>Internal Control Environment</i></p> <ul style="list-style-type: none"> • An organisational structure with operating policies and procedures, lines of responsibility and delegated authority has been established. • The relevant Executive Directors and senior management are delegated with respective levels of authorities with regard to key corporate strategy and policy and contractual commitments. • Operational budgets are prepared by operational departments and reviewed by the responsible Directors prior to being adopted. There are procedures for the appraisal, review and approval of major capital and recurrent expenditure. Results of operations against budgets are reported regularly to the Executive Directors. • Proper controls are in place for the recording of complete, accurate and timely accounting and management information. Regular reviews and audits are carried out to ensure that the preparation of financial statements is carried out in accordance with generally accepted accounting principles, the Group's accounting policies and applicable laws and regulations. • The Internal Control Self Assessment process is established that requires the senior management in each material business unit to annually assess the effectiveness of controls over the reliability of financial reporting, effectiveness and efficiency of operations and compliance with applicable laws and regulations and the related risks. • The Internal Audit Department provides an independent appraisal of the Group's financial and operational activities, and makes constructive recommendations to the relevant management for necessary actions. <p>The Internal Audit Department carries out annual risk assessment on each audit area and derives a yearly audit plan according to their risk ratings. The audit plan is reviewed and endorsed by the audit committee of the Company ("Audit Committee"). In addition to its agreed schedule of work, the Internal Audit Department conducts other review and investigative work as may be required. The results of internal audit reviews and agreed action plans in response to the Internal Audit Department's recommendations are reported to the Executive Directors and Audit Committee periodically. The Internal Audit Department also follows up with the corrective actions to ensure that satisfactory controls are maintained.</p> <ul style="list-style-type: none"> • Reports from the external auditor, Messrs. Deloitte Touche Tohmatsu ("Deloitte"), on internal controls and relevant financial reporting matters, are presented to the Audit Committee and management. • Relevant departments are responsible to review the compliance status and update new requirements in connection with relevant rules, laws and regulations. The risks of non-compliance with legal and regulatory requirements are evaluated as part of the yearly risk assessment process and the level of compliance is also subject to external and internal audits. <ul style="list-style-type: none"> • The Board, through the Audit Committee, has conducted an annual review of the effectiveness of internal control system of the Group and considers it is adequate and effective. The review covers all material controls, including financial, operational and compliance controls and risk management functions. The Board is not aware of any significant areas of concern which may affect the shareholders. The Board is satisfied that the Group has fully complied with the code provisions on internal controls, including compliance with legal and regulatory requirements that have a significant impact on the Company, as set forth in the CG Code.

Corporate Governance Report (continued)

Code Ref.	Code Provisions	Comply ("C")/ Explain ("E")	Corporate Governance Practices								
C.2.2	The board's annual review should, in particular, consider the adequacy of resources, staff qualifications and experience, training programmes and budget of the company's accounting and financial reporting function.	C	<ul style="list-style-type: none"> The Board, through the Audit Committee and with the appraisal performed by the Internal Audit Department, reviewed the adequacy of resources, staff qualifications and experience, training programmes and budget of the Company's accounting and financial reporting function at the Board meeting held in March 2016 and noted that the Company has been in compliance with the Code Provision for the year 2015. Please also refer to C.3.3 below. 								
C.3	Audit Committee <i>Corporate Governance Principle</i> <i>The Board should establish formal and transparent arrangements to consider how it will apply financial reporting and internal control principles and maintain an appropriate relationship with the Company's auditors.</i>										
C.3.1	<ul style="list-style-type: none"> Full minutes of audit committee meetings should be kept by a duly appointed secretary of the meeting. Draft and final versions of minutes should be sent to all committee members for their comment and records, within a reasonable time after the meeting. 	<p>C</p> <p>C</p>	<ul style="list-style-type: none"> Minutes drafted by the Company Secretary are circulated to members of the Audit Committee within a reasonable time after each meeting. Since 3 June 2015, Audit Committee held a meeting in August 2015. Attendance record of members of the Audit Committee is as follows: <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Members of the Audit Committee</th> <th style="text-align: right;">Attendance</th> </tr> </thead> <tbody> <tr> <td>CHEONG Ying Chew, Henry (<i>Chairman of the Audit Committee</i>)</td> <td style="text-align: right;">1/1</td> </tr> <tr> <td>CHOW Nin Mow, Albert</td> <td style="text-align: right;">1/1</td> </tr> <tr> <td>HUNG Siu-lin, Katherine</td> <td style="text-align: right;">1/1</td> </tr> </tbody> </table> <p>Note: The members of the Audit Committee may attend meetings in person, by phone or through means of electronic communication or by their alternate director (if applicable) or proxies in accordance with the Articles.</p> <ul style="list-style-type: none"> The following is a summary of the work of the Audit Committee during 2015: <ol style="list-style-type: none"> Review the financial report for 2015 interim results; Review the findings and recommendations of the Internal Audit Department on the work of various departments and related companies; Review the effectiveness of the internal control system; Review the external auditor's audit findings; Review the auditor's remuneration; Review the risks of different business units and analysis thereof provided by the relevant business units; Review the control mechanisms for such risks and advising on action plans for improvement of the situations; Review the arrangements employees can use, in confidence, to raise concerns about possible improprieties in financial reporting, internal control or other matters; and Perform the corporate governance functions and review the corporate governance policies and practices. After due and careful consideration of reports from management and the internal and external auditors, the Audit Committee noted that no suspected fraud or irregularities, significant internal control deficiencies, or significant suspected infringement of laws, rules, or regulations had been found, and concluded at the meeting held on 15 March 2016 that the internal control system was adequate and effective. On 15 March 2016, the Audit Committee met to review the Group's 2015 consolidated financial statements, including the accounting principles and practices adopted by the Group, in conjunction with the Company's external auditor. After review and discussions with the management, internal auditor and external auditor, the Audit Committee endorsed the accounting treatment adopted by the Company, and the Audit Committee had to the best of its ability assured itself that the disclosure of the financial information in the Annual Report 2015 complied with the applicable accounting standards and Appendix 16 to the Listing Rules. The Audit Committee therefore resolved to recommend for the Board's approval the consolidated financial statements for the year ended 31 December 2015. The Audit Committee also recommended to the Board the re-appointment of Deloitte as the Company's external auditor for 2016 and that the related resolution shall be put forth for shareholders' consideration and approval at the 2016 annual general meeting. The Group's Annual Report for the year ended 31 December 2015 has been reviewed by the Audit Committee. 	Members of the Audit Committee	Attendance	CHEONG Ying Chew, Henry (<i>Chairman of the Audit Committee</i>)	1/1	CHOW Nin Mow, Albert	1/1	HUNG Siu-lin, Katherine	1/1
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Code Ref.	Code Provisions	Comply ("C")/ Explain ("E")	Corporate Governance Practices
C.3.2	A former partner of existing auditing firm shall not act as a member of the audit committee for 1 year from the date of his ceasing to be a partner or to have any financial interest in, the firm, whichever is later.	C	<ul style="list-style-type: none"> No member of the Audit Committee is a former partner of the existing auditing firm of the Company during the one year after he/she ceases to be a partner of the auditing firm.
C.3.3	<p>The audit committee's terms of reference should include:</p> <ul style="list-style-type: none"> – recommendations to the board on the appointment, reappointment and removal of external auditor and approval of their terms of engagement – review and monitor external auditor's independence and objectivity and effectiveness of audit process – review of the company's financial information – oversight of the company's financial reporting system and internal control procedures, including the adequacy of resources, staff qualifications and experience, training programmes and budget of the company's accounting and financial reporting function 	C	<ul style="list-style-type: none"> The terms of reference of the Audit Committee (both English and Chinese versions), which follow closely the requirements of the CG Code and are modified from time to time and adopted by the Board, are posted on the websites of the Company and HKEx.
C.3.4	The audit committee should make available its terms of reference, explaining its role and the authority delegated to it by the board by including them on HKEx's and the company's website.	C	<ul style="list-style-type: none"> The Listing Rules require every listed issuer to establish an audit committee comprising at least three members who must be non-executive directors only, and the majority thereof must be independent non-executive directors, at least one of whom must have appropriate professional qualifications, or accounting or related financial management expertise. The Company established the Audit Committee in February 2015 with written terms of reference based on the guidelines recommended by the Hong Kong Institute of Certified Public Accountants. In accordance with the requirements of the CG Code, the terms of reference of the Audit Committee were revised from time to time in terms substantially the same as the provisions set out in the CG Code. The latest version of the terms of reference of the Audit Committee is available on the websites of the Company and HKEx. The principal duties of the Audit Committee include the review and supervision of the Group's financial reporting system and internal control procedures, review of the Group's financial information, review of the relationship with the external auditor of the Company and performance of the corporate governance functions delegated by the Board. The Audit Committee comprises three Independent Non-executive Directors, namely, Mr. Cheong Ying Chew, Henry (Chairman of the Audit Committee), Mr. Chow Nin Mow, Albert and Ms. Hung Siu-lin, Katherine, held one meeting in 2015.

Corporate Governance Report (continued)

Code Ref.	Code Provisions	Comply ("C")/ Explain ("E")	Corporate Governance Practices
C.3.5	Where the board disagrees with the audit committee's view on the selection, appointment, resignation or dismissal of the external auditors, the company should include in the Corporate Governance Report a statement from the audit committee explaining its recommendation and also the reason(s) why the board has taken a different view.	N/A	<ul style="list-style-type: none"> The Audit Committee recommended to the Board that, subject to shareholders' approval at the forthcoming annual general meeting, Deloitte be re-appointed as the Company's external auditor for 2016. For the year ended 31 December 2015, the external auditor of the Company received approximately HK\$19 million for audit services and HK\$1 million for tax and other services.
C.3.6	The audit committee should be provided with sufficient resources to perform its duties.	C	<ul style="list-style-type: none"> The Audit Committee has been advised that the Company Secretary can arrange independent professional advice at the expense of the Company should the seeking of such advice be considered necessary by the Audit Committee.
C.3.7	<p>The terms of reference of the audit committee should also require it:</p> <ul style="list-style-type: none"> to review arrangements employees of the company can use, in confidence, to raise concerns about possible improprieties in financial reporting, internal control or other matters. The audit committee should ensure that proper arrangements are in place for fair and independent investigation of these matters and for appropriate follow-up action; and to act as the key representative body for overseeing the company's relations with the external auditor. 	<p>C</p> <p>C</p>	<ul style="list-style-type: none"> The terms of reference of the Audit Committee were adopted with effect from 26 February 2015 to include the requirement to review arrangements that employees of the Company can use, in confidence, to raise concerns about possible improprieties in financial reporting, internal control or other matters. The Company has established the Procedures for Reporting Possible Improprieties in Matters of Financial Reporting, Internal Control or Other Matters for employees and those who deal with the Group to raise concerns, in confidence, with the Audit Committee about possible improprieties in matters of financial reporting, internal control or other matters relating to the Group. Such procedures were included into the Company's employees handbook and posted on the Company's website. The Company has issued an employee's handbook to its staff, which contains the mechanism for employees to raise any questions they may have to their department heads and to the Human Resources Department for necessary action (whether these relate to their career development or any other grievances and complaints they may have).
D.	DELEGATION BY THE BOARD		
D.1	Management functions		
	<p>Corporate Governance Principle</p> <p><i>The Company should have a formal schedule of matters specifically reserved for Board approval and those delegated to management.</i></p>		
D.1.1	When the board delegates aspects of its management and administration functions to management, it must, at the same time, give clear directions as to the management's powers, in particular, where management should report back and obtain prior board approval before making decisions or entering into any commitments on the company's behalf.	C	<ul style="list-style-type: none"> Executive Directors are in charge of different businesses and functional divisions in accordance with their respective areas of expertise. Please refer to the Management Structure Chart set out on page 83. For matters or transactions of a material nature, the same will be referred to the Board for approval. For matters or transactions of a magnitude requiring disclosure under the Listing Rules or other applicable rules or regulations, appropriate disclosure will be made and where necessary, circular will be prepared and shareholders' approval will be obtained in accordance with the requirements of the applicable rules and regulations. Specifically, the Board has put in place Guidelines for Treasury Investments stating the authority limits of treasury investments under different scenarios beyond which Board approval will be required.

Code Ref.	Code Provisions	Comply ("C")/ Explain ("E")	Corporate Governance Practices
D.1.2	Formalise functions reserved to the board and those delegated to management and to review those arrangements periodically to ensure that they remain appropriate to the company's needs.	C	<ul style="list-style-type: none"> The Board, led by the Chairman, is responsible for the Group's future development directions; overall strategies and policies; evaluation of the performance of the Group and the management; and approval of matters that are of a material or substantial nature. Under the leadership of the Managing Director, management is responsible for the day-to-day operations of the Group.
D.1.3	The company should disclose the respective responsibilities, accountabilities and contributions of the board and management.	C	<ul style="list-style-type: none"> Please refer to the Management Structure Chart set out on page 83.
D.1.4	Directors should clearly understand delegation arrangements in place. The company should have formal letters of appointment for directors setting out the key terms and conditions of their appointment.	C	<ul style="list-style-type: none"> In February 2015, formal letters of appointment have been issued to all Directors setting out the key terms and conditions of their respective appointment. Each newly appointed Director will also be issued with a letter of appointment.
D.2	Board Committees Corporate Governance Principle <i>Board Committees should be formed with specific written terms of reference which deal clearly with their authority and duties.</i>		
D.2.1	Where board committees are established to deal with matters, the board should give them sufficiently clear terms of reference to enable them to perform their functions properly.	C	<ul style="list-style-type: none"> Three Board Committees, namely, Audit Committee, Remuneration Committee and Executive Committee, have been established with specific terms of reference as mentioned in C.3.3 and B.1.3 above.
D.2.2	The terms of reference of board committees should require them to report back to the board on their decisions or recommendations, unless there are legal or regulatory restrictions on their ability to do so (such as a restriction on disclosure due to regulatory requirements).	C	<ul style="list-style-type: none"> Board Committees report to the Board of their decisions and recommendations at the Board meetings.
D.3	Corporate Governance Functions		
D.3.1	<p>The terms of reference of the board (or a committee or committees performing this function) should include:</p> <ul style="list-style-type: none"> develop and review the company's policies and practices on corporate governance and make recommendations to the board; review and monitor the training and continuous professional development of directors and senior management; 	C	<ul style="list-style-type: none"> The terms of reference of the Audit Committee were adopted with effect from 26 February 2015 to include the following corporate governance functions delegated by the Board: <ol style="list-style-type: none"> Develop and review the Company's policies and practices on corporate governance and make recommendations to the Board; Review and monitor the training and continuous professional development of Directors and senior management; Review and monitor the Company's policies and practices on compliance with legal and regulatory requirements; Develop, review and monitor the code of conduct and compliance manual (if any) applicable to employees and Directors; and Review the Company's compliance with the CG Code and disclosure in this Corporate Governance Report.

Corporate Governance Report (continued)

Code Ref.	Code Provisions	Comply ("C")/ Explain ("E")	Corporate Governance Practices
D.3.1 (cont'd)	<ul style="list-style-type: none"> – review and monitor the company's policies and practices on compliance with legal and regulatory requirements; – develop, review and monitor the code of conduct and compliance manual (if any) applicable to employees and directors; and – review the company's compliance with the CG Code and disclosure in the Corporate Governance Report. 		<ul style="list-style-type: none"> • At the Audit Committee's meeting held in March 2016, members of the Audit Committee had examined the Company's policies and practices on corporate governance and compliance with legal and regulatory requirements and were satisfied that the above-mentioned corporate governance functions were adhered to.
D.3.2	The board should be responsible for performing the corporate governance duties set out in the terms of reference in D.3.1 or it may delegate the responsibility to a committee or committees.	C	<ul style="list-style-type: none"> • The Board has delegated the responsibility of performing the corporate governance duties to the Audit Committee. To that effect, the terms of reference of the Audit Committee as set out in D.3.1 above to include the corporate governance functions delegated by the Board.
E. COMMUNICATION WITH SHAREHOLDERS			
E.1 Effective communication			
<p>Corporate Governance Principle</p> <p><i>The Board should be responsible for maintaining an on-going dialogue with shareholders and in particular, use annual general meetings or other general meetings to communicate with them and encourage their participation.</i></p>			
E.1.1	For each substantially separate issue at a general meeting, a separate resolution should be proposed by the chairman of that meeting. The company should avoid "bundling" resolutions unless they are interdependent and linked forming one significant proposal. Where the resolutions are "bundled", the company should explain the reasons and material implications in the notice of meeting.	C	<ul style="list-style-type: none"> • Separate resolutions are proposed at the general meetings of the Company on each substantially separate issue, including the election of individual Directors.

Code Ref.	Code Provisions	Comply ("C")/ Explain ("E")	Corporate Governance Practices
E.1.2	<ul style="list-style-type: none"> <li data-bbox="240 275 568 605">– The chairman of the board should attend the annual general meeting. He should also invite the chairmen of the audit, remuneration, nomination and any other committees (as appropriate) to attend. In their absence, he should invite another member of the committee to be available to answer questions at the annual general meeting. <li data-bbox="240 620 568 849">– The chairman of the independent board committee (if any) should also be available to answer questions at any general meeting to approve a connected transaction or any other transaction that requires independent shareholders' approval. <li data-bbox="240 864 568 1093">– The company's management should ensure the external auditor attend the annual general meeting to answer questions about the conduct of the audit, the preparation and content of the auditor's report, the accounting policies and auditor independence. 	<p data-bbox="592 275 632 303">C</p> <p data-bbox="592 620 632 648">C</p> <p data-bbox="592 864 632 892">C</p>	<ul style="list-style-type: none"> <li data-bbox="676 275 1463 329">• The first annual general meeting of the Company since its incorporation in January 2015 will be held in 2016. As such, no annual general meeting was held in 2015.
E.1.3	<p data-bbox="240 1123 568 1295">The company should arrange for the notice to shareholders to be sent for annual general meeting at least 20 clear business days before the meeting and to be sent at least 10 clear business days for all other general meetings.</p>	<p data-bbox="592 1123 632 1151">C</p>	<ul style="list-style-type: none"> <li data-bbox="676 1123 1463 1177">• The first annual general meeting of the Company since its incorporation in January 2015 will be held in 2016. As such, no annual general meeting was held in 2015.
E.1.4	<p data-bbox="240 1325 568 1425">The board should establish a shareholders' communication policy and review it on a regular basis to ensure its effectiveness.</p>	<p data-bbox="592 1325 632 1353">C</p>	<ul style="list-style-type: none"> <li data-bbox="676 1325 1463 1403">• In February 2015, the Board established a shareholders communication policy and made it available on the Company's website in June 2015. The policy is subject to review on a regular basis to ensure its effectiveness. <li data-bbox="676 1418 1463 1849">• The particulars of shareholders' rights relating to, inter alia, convening of general meetings and making enquiries to the Company are as follows: <ol style="list-style-type: none"> <li data-bbox="703 1483 1463 1560">1. The Company has only one class of shares. All shares have the same voting rights and are entitled to the dividends declared. The Articles set out the rights of shareholders. <li data-bbox="703 1576 1463 1849">2. Any two or more shareholders holding not less than one-tenth of the paid-up capital of the Company or any one shareholder which is a recognised clearing house (or its nominee(s)) holding not less than one-tenth of the paid-up capital of the Company may, in accordance with the requirements and procedures set out in the Articles, request the Board to convene an extraordinary general meeting pursuant to Article 73 of the Articles. The objects of the meeting must be stated in the written requisition which must be signed by the requisitionist(s) and deposited at the principal office of the Company in Hong Kong. The notice shall contain, inter alia, a description of the proposed resolution desired to be put forward at the meeting, the reasons for such proposal and any material interest of the proposing shareholder in such proposal.

Corporate Governance Report (continued)

Code Ref.	Code Provisions	Comply ("C")/ Explain ("E")	Corporate Governance Practices
E.1.4 (cont'd)			<p>3. Pursuant to Article 115 of the Articles, if a shareholder wishes to propose a person other than a retiring Director for election as a Director at a general meeting (including annual general meeting), the shareholder should lodge a written notice of his/her intention to propose such person for election as a Director with the Company Secretary during a period, as may from time to time be designated by the Company, of a seven-day period commencing on a day after the dispatch of the notice of the general meeting appointed for such election. If there is a different period for lodgement of the notice, such period shall in any event be a period of not less than seven days, commencing no earlier than the day after the dispatch of the notice of the general meeting and ending no later than seven days prior to the date of such general meeting. Such written notice must be accompanied by a notice signed by the person to be proposed of his/her willingness to be elected as a Director.</p> <p>4. In conducting a poll, subject to any special rights, privileges or restrictions as to voting for the time being attached to any shares by or in accordance with the Articles, every shareholder present in person or by proxy or, in the case of a shareholder being a corporation, by its duly authorised representative, shall have one vote for each share registered in his/her/its name in the register. On a poll a shareholder entitled to more than one vote is under no obligation to cast all his/her/its votes in the same way.</p> <p>5. Shareholders have the right to receive corporate communications issued by the Company in hard copies or through electronic means in accordance with the manner as specified in Article 176 of the Articles.</p> <p>6. Shareholders whose shares are held in the Central Clearing and Settlement System (CCASS) may notify the Company from time to time through Hong Kong Securities Clearing Company Limited if they wish to receive the Company's corporate communications.</p> <p>7. Shareholders and other stakeholders may send their enquiries and concerns, in written form, to the Board by addressing them to the Company Secretary at 7th Floor, Cheung Kong Center, 2 Queen's Road Central, Hong Kong.</p>
E.2	Voting by poll <i>Corporate Governance Principle</i> <i>The Company should ensure that shareholders are familiar with the detailed procedures for conducting a poll.</i>		
E.2.1	The chairman of a meeting should ensure that an explanation is provided of the detailed procedures for conducting a poll and answer any questions from shareholders on voting by poll.	C	<ul style="list-style-type: none"> The first annual general meeting of the Company since its incorporation in January 2015 will be held in 2016.
F.	COMPANY SECRETARY <i>Corporate Governance Principle</i> <i>The Company Secretary plays an important role in supporting the Board by ensuring good information flow within the Board and that Board policy and procedures are followed. The Company Secretary is responsible for advising the Board through the Chairman and/or the Managing Director on governance matters and should also facilitate induction and professional development of Directors.</i>		

Code Ref.	Code Provisions	Comply ("C")/ Explain ("E")	Corporate Governance Practices
F.1.1	The company secretary should be an employee of the company and have day-to-day knowledge of the company's affairs.	C	<ul style="list-style-type: none"> The Company has appointed an employee of the Company to be the Company Secretary of the Company since its incorporation in January 2015. The Company Secretary ensures the effective conduct of Board meetings and that Board procedures are duly followed. The Company Secretary prepares written resolutions or minutes and keeps records of substantive matters discussed and decisions resolved at all Board and Board Committee meetings. The Company Secretary also advises on compliance with all applicable laws, rules and regulations abreast with the investments of the Group and keeps the Board fully updated with all legislative, regulatory and corporate governance developments.
F.1.2	The board should approve the selection, appointment or dismissal of the company secretary.	C	<ul style="list-style-type: none"> The appointment and removal of the Company Secretary is subject to Board approval in accordance with the Articles.
F.1.3	The company secretary should report to the board chairman and/or the chief executive.	C	<ul style="list-style-type: none"> The Company Secretary reports to the Board through the Chairman whilst all members of the Board have access to the advice of the Company Secretary.
F.1.4	All directors should have access to the advice and services of the company secretary to ensure that board procedures, and all applicable law, rules and regulations, are followed.	C	<ul style="list-style-type: none"> Directors have access to the Company Secretary and key officers of the Company Secretarial Department who are responsible to the Board for ensuring that Board procedures, and all applicable rules and regulations, are followed. Memoranda are issued to Directors from time to time to update them with legal and regulatory changes and matters of relevance to Directors in the discharge of their duties.

Corporate Governance Report (continued)

II. Recommended Best Practices

Recommended Best Practice Ref.	Recommended Best Practices	Comply ("C")/ Explain ("E")	Corporate Governance Practices
A.	DIRECTORS		
A.1	The Board		
	Corporate Governance Principle		
	<i>The Board should assume responsibility for leadership and control of the Company; and is collectively responsible for directing and supervising the Company's affairs.</i>		
	<i>The Board should regularly review the contribution required from a Director to perform his responsibilities to the Company, and whether he is spending sufficient time performing them.</i>		
	There is no recommended best practice under Section A.1 in the CG Code.		
A.2	Chairman and Chief Executive		
	Corporate Governance Principle		
	<i>There should be a clear division of responsibilities between the Chairman and the Managing Director of the Company to ensure a balance of power and authority.</i>		
	There is no recommended best practice under Section A.2 in the CG Code.		
A.3	Board composition		
	Corporate Governance Principle		
	<i>The Board should have a balance of skills, experience and diversity of perspectives appropriate to the requirements of the Company's business and should include a balanced composition of Executive and Non-executive Directors so that independent judgement can effectively be exercised.</i>		
	There is no recommended best practice under Section A.3 in the CG Code.		
A.4	Appointments, re-election and removal		
	Corporate Governance Principle		
	<i>There should be a formal, considered and transparent procedure for the appointment of new Directors and plans in place for orderly succession for appointments. All Directors should be subject to re-election at regular intervals.</i>		
	There is no recommended best practice under Section A.4 in the CG Code.		
A.5	Nomination Committee		
	Corporate Governance Principle		
	<i>In carrying out its responsibilities, the nomination committee should give adequate consideration to the principles under Sections A.3 and A.4 in the CG Code.</i>		
	There is no recommended best practice under Section A.5 in the CG Code.		
A.6	Responsibilities of directors		
	Corporate Governance Principle		
	<i>Every Director must always know his responsibilities as a Director of the Company and its conduct, business activities and development.</i>		
	There is no recommended best practice under Section A.6 in the CG Code.		
A.7	Supply of and access to information		
	Corporate Governance Principle		
	<i>Directors should be provided in a timely manner with appropriate information in the form and quality to enable them to make an informed decision and perform their duties and responsibilities.</i>		
	There is no recommended best practice under Section A.7 in the CG Code.		

Recommended Best Practice Ref.	Recommended Best Practices	Comply ("C")/ Explain ("E")	Corporate Governance Practices
B. REMUNERATION OF DIRECTORS AND SENIOR MANAGEMENT AND BOARD EVALUATION			
B.1 The level and make-up of remuneration and disclosure			
<p>Corporate Governance Principle <i>The Company should disclose its Director's remuneration policy and other remuneration related matters. The procedure for setting policy on Executive Directors' remuneration and all Directors' remuneration packages should be formal and transparent.</i></p>			
B.1.6	Where the board resolves to approve any remuneration or compensation arrangements with which the remuneration committee disagrees, the board should disclose the reasons for its resolution in its next Corporate Governance Report.	N/A	<ul style="list-style-type: none"> The Board has never approved any remuneration or compensation arrangements which have previously been rejected by the Remuneration Committee.
B.1.7	A significant proportion of executive directors' remuneration should link rewards to corporate and individual performance.	C	<ul style="list-style-type: none"> In 2015, a significant proportion of Executive Directors' remuneration has been structured to link rewards to corporate and individual performance. Please refer to note 5 in the Notes to Consolidated Financial Statements for details of discretionary bonus.
B.1.8	The company should disclose details of any remuneration payable to members of senior management, on an individual and named basis, in the annual reports.	C	<ul style="list-style-type: none"> The Board has resolved that the senior management of the Company comprises only the Executive Directors of the Company. Please refer to note 5 in the Notes to Consolidated Financial Statements for details of the remuneration payable to the Directors.
B.1.9	The board should conduct a regular evaluation of its performance.	C	<ul style="list-style-type: none"> The performances of the Board or individual Directors are best reflected by the Company's results and stock price performance, as well as the Company's decisions to retain the individuals as its Directors.
C. ACCOUNTABILITY AND AUDIT			
C.1 Financial reporting			
<p>Corporate Governance Principle <i>The Board should present a balanced, clear and comprehensible assessment of the Company's performance, position and prospects.</i></p>			
C.1.6 – C.1.7	<ul style="list-style-type: none"> The company should announce and publish quarterly financial results within 45 days after the end of the relevant quarter. These should disclose sufficient information to enable shareholders to assess the company's performance, financial position and prospects. The company's quarterly financial results should be prepared using the accounting policies of its half-year and annual accounts. Once the company announces quarterly financial results, it should continue to do so for each of the first 3 and 9 months periods of subsequent financial years. Where it decides not to continuously announce and publish its financial results for a particular quarter, it should announce the reason(s) for this decision. 	E	<ul style="list-style-type: none"> The Company issued half-yearly financial results within 2 months after the end of the relevant period, and annual financial results within 3 months after the end of the relevant year. In addition, all significant transactions and inside information have been announced and disclosed in accordance with the Listing Rules during the year. The shareholders of the Company are therefore able to assess the performance, financial position and prospects of the Company. The Company does not consider it necessary, nor is it in the interests of the Company and its shareholders, to issue quarterly financial results. This would result in incurring costs disproportionate to any additional benefits to the shareholders. Quarterly financial reports may not fairly reflect the actual performance of the Company given that the development cycle of property projects often spans a period of three to five years.

Corporate Governance Report (continued)

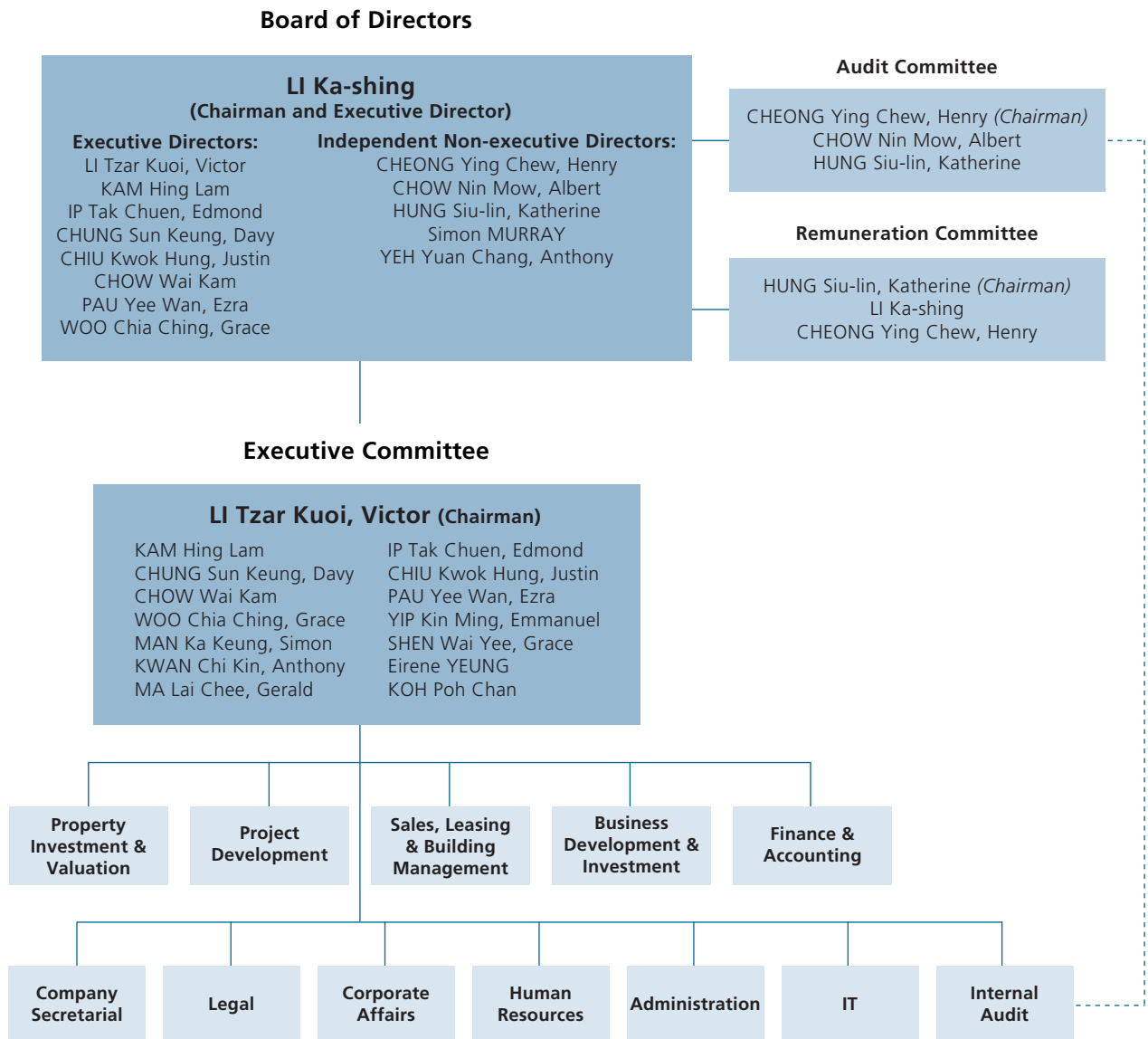
Recommended Best Practice Ref.	Recommended Best Practices	Comply ("C")/ Explain ("E")	Corporate Governance Practices
C.2	Internal controls Corporate Governance Principle <i>The Board should ensure that the Company maintains sound and effective internal controls to safeguard shareholders' investment and the Company's assets.</i>		
C.2.3	<p>The board's annual review should, in particular, consider:</p> <ul style="list-style-type: none"> – the changes, since the last annual review, in the nature and extent of significant risks, and the company's ability to respond to changes in its business and the external environment; – the scope and quality of management's ongoing monitoring of risks and of the internal control system, and where applicable, the work of its internal audit function and other assurance providers; – the extent and frequency of communication of monitoring results to the board (or board committee(s)) which enables it to assess control of the company and the effectiveness of risk management; – significant control failings or weaknesses that have been identified during the period. Also, the extent to which they have resulted in unforeseen outcomes or contingencies that have had, could have had, or may in the future have, a material impact on the company's financial performance or condition; and – the effectiveness of the company's processes for financial reporting and Listing Rule compliance. 	<p>C</p> <p>C</p> <p>C</p> <p>C</p>	<ul style="list-style-type: none"> • The Board, through the Audit Committee, reviews annually the effectiveness of internal control system of the Company and its subsidiaries, such review considers: <ul style="list-style-type: none"> – the changes in the significant risks since the last review, and the Company's ability to respond to changes in its business and the external environment; – the management's ongoing monitoring of risks and the internal control system, and the work of the internal audit function; – the communication of the monitoring results to the Board that enables it to assess control of the Company and the effectiveness of the risk management; – significant control failings or weaknesses that have been identified during the period. Also, the extent to which they have caused unforeseeable outcomes or contingencies that had or might have material impact on the Company's financial performance or condition; and – the effectiveness of the Company's processes for financial reporting and Listing Rules compliance.

Recommended Best Practice Ref.	Recommended Best Practices	Comply ("C")/ Explain ("E")	Corporate Governance Practices
C.2.4	<p>The company should disclose, in the Corporate Governance Report, a narrative statement on how they have complied with internal control code provisions during the reporting period. The disclosures should also include:</p> <ul style="list-style-type: none"> – the process used to identify, evaluate and manage significant risks; – additional information to explain its risk management processes and internal control system; – an acknowledgement by the board that it is responsible for the internal control system and reviewing its effectiveness; – the process used to review the effectiveness of the internal control system; and – the process used to resolve material internal control defects for any significant problems disclosed in its annual reports and accounts. 	<p>C</p> <p>C</p> <p>C</p> <p>C</p> <p>C</p>	<ul style="list-style-type: none"> • In the Corporate Governance Report, the Company, in particular item C.2.1 above, discloses: <ul style="list-style-type: none"> – the process used to identify, evaluate and manage significant risks; – additional information to explain its risk management processes and internal control system; – an acknowledgement by the Board that it is responsible for the internal control system and reviewing its effectiveness; – the process used to review the effectiveness of internal control system; and – the process used to resolve material internal control defects for any significant problems disclosed in its Annual Reports and Consolidated Financial Statements.
C.2.5	<p>The company should ensure that their disclosures provide meaningful information and do not give a misleading impression.</p>	C	<ul style="list-style-type: none"> • The Company aims to ensure disclosures provide meaningful information and do not give a misleading impression.
C.2.6	<p>The company without an internal audit function should review the need for one on an annual basis and should disclose the outcome of this review in the Corporate Governance Report.</p>	N/A	<ul style="list-style-type: none"> • Please refer to C.2 above for the details.
<p>C.3 Audit Committee</p> <p><i>Corporate Governance Principle</i></p> <p><i>The Board should establish formal and transparent arrangements to consider how it will apply financial reporting and internal control principles and maintain an appropriate relationship with the Company's auditors.</i></p>			
C.3.8	<p>The audit committee should establish a whistleblowing policy and system for employees and those who deal with the company (e.g. customers and suppliers) to raise concerns, in confidence, with the audit committee about possible improprieties in any matter related to the company.</p>	C	<ul style="list-style-type: none"> • Please refer to C.3.7 above for the details.

Corporate Governance Report (continued)

Recommended Best Practice Ref.	Recommended Best Practices	Comply ("C")/ Explain ("E")	Corporate Governance Practices
D. DELEGATION BY THE BOARD			
D.1	Management functions		<p data-bbox="220 396 560 424"><i>Corporate Governance Principle</i></p> <p data-bbox="220 429 1442 457"><i>The Company should have a formal schedule of matters specifically reserved for Board approval and those delegated to management.</i></p>
There is no recommended best practice under Section D.1 in the CG Code.			
D.2	Board Committees		<p data-bbox="220 579 560 607"><i>Corporate Governance Principle</i></p> <p data-bbox="220 612 1385 640"><i>Board Committees should be formed with specific written terms of reference which deal clearly with their authority and duties.</i></p>
There is no recommended best practice under Section D.2 in the CG Code.			
D.3	Corporate Governance Functions		
There is no recommended best practice under Section D.3 in the CG Code.			
E. COMMUNICATION WITH SHAREHOLDERS			
E.1	Effective communication		<p data-bbox="220 940 560 968"><i>Corporate Governance Principle</i></p> <p data-bbox="220 972 1442 1021"><i>The Board should be responsible for maintaining an on-going dialogue with shareholders and in particular, use annual general meetings or other general meetings to communicate with them and encourage their participation.</i></p>
There is no recommended best practice under Section E.1 in the CG Code.			
E.2	Voting by poll		<p data-bbox="220 1144 560 1172"><i>Corporate Governance Principle</i></p> <p data-bbox="220 1177 1225 1205"><i>The Company should ensure that shareholders are familiar with the detailed procedures for conducting a poll.</i></p>
There is no recommended best practice under Section E.2 in the CG Code.			
F. COMPANY SECRETARY			
<p data-bbox="220 1356 560 1384"><i>Corporate Governance Principle</i></p> <p data-bbox="220 1388 1442 1463"><i>The Company Secretary plays an important role in supporting the Board by ensuring good information flow within the Board and that Board policy and procedures are followed. The Company Secretary is responsible for advising the Board through the Chairman and/or the Managing Director on governance matters and should also facilitate induction and professional development of Directors.</i></p>			
There is no recommended best practice under Section F in the CG Code.			

Management Structure Chart



Environmental, Social and Governance Report

OUR PHILOSOPHY

Cheung Kong Property Holdings Limited together with its subsidiaries (the “Group”) is committed to a high standard of corporate social responsibility. As a multi-national property group headquartered and listed in Hong Kong, with business operations in countries including Hong Kong, the Mainland, Singapore, United Kingdom and the Bahamas, and employing over 20,000 employees, the Group aspires to create a harmonious society through cultivating responsible corporate citizenship.

In 2015, the Group continued with initiatives to foster the well-being of the community, its employees and the environment. We have factored the concept of corporate social responsibility into our business practice while conveying the message of sustainability in our businesses and operations worldwide.

Going forward, the Group will continue to identify new opportunities in promoting sustainability through our businesses and operations worldwide, as well as to strengthen our partnership with charities for the minority groups and to nurture a culture of giving within the community.

COMMUNITY INVOLVEMENT

As a responsible corporate citizen, the Group strives to improve the society through community investment. Apart from making donations to charitable organisations, members of the Group in Hong Kong and the Mainland have been creative in taking their own initiatives on helping and supporting their local communities.

Supporting Charities

The Group has long seen The Community Chest as one of its partners in community services. In addition to supporting Dress Casual Day, making donations directly like Stock Code Balloting for Charity Scheme – Main Board, the Group has also participated in the matching donation programme to encourage the public to participate in charitable activities via the programme.

Apart from The Community Chest, the Group is also a long-standing supporter to various NGOs, such as Ronald McDonald House Charities Hong Kong, Fu Hong Society, Evangelical Lutheran Church Social Services, Hong Chi Association and Caritas Social Work Services Division, which allows the Group to better serve the community with diverse needs. The Group also participated in various charitable and environmental protection events, such as Chinese New Year Gift Transfer, Food Donations and Used Book Donations, which not only support the needy but also use resources in a more efficient way.

Motivating Participation

In 2015, 85 members of the Group were awarded “Caring Companies” logos under the Caring Company Scheme, which was launched by The Hong Kong Council of Social Service (HKCSS) in 2002 to cultivate good corporate citizenship. Its property management subsidiaries, Goodwell Property Management Limited (“Goodwell”) and Citybase Property Management Limited (“Citybase”) and the hotel owning subsidiaries of Harbour Plaza Resort City, Harbour Plaza North Point, Harbour Plaza Metropolis, and The Kowloon Hotel were awarded the “10 Years Plus Caring Company Logo”, recognising their continuous effort in integrating the value of corporate social responsibility into their businesses through caring for the community, employees and the environment.

2015 also marked the 7th year in which the Group was named as the Highest Fund Raising Corporate Team in “MTR Hong Kong Race Walking 2015”. The initiative is a programme co-organised by MTR Corporation and the Hong Kong Amateur Athletic Association which is aimed at arousing awareness for health and sports, and to raise funds for the Hospital Authority Health InfoWorld.

Serving Community Needs

As a better way to meet the needs of the community they serve, different members of the Group also sponsored local community activities. For example, South Horizons Management Limited has sponsored the Aberdeen Dragon Boat Race, Chinese Opera Performance Show for South Horizons Women's Association and Musical Performance Show for Hong Kong Youth Symphonic Orchestra at South Horizons.

Furthermore, the Group promotes a culture of volunteering. During the year, our employees have dedicated over 10,000 hours to volunteering their services. Activities participated include:–

- Goodwell Volunteer Team worked with different charity groups, such as Tung Wah Group of Hospitals and St. James' Settlement, in organising community service programmes;
- A charity sale held on 11 July 2015 by Citybase Volunteer Team successfully raised over HK\$100,000 in 2015 for five of its long supported NGOs. Citybase Volunteer Team also organised visits to the elderly and the Ronald McDonald House;
- The volunteer team of Hutchison Property Group Limited ("Hutchison Property") organised a program to accompany children to visit the Tree Top Cottage in Tai Po to enhance their environmental awareness;
- The volunteer team of Whampoa Garden Management Limited co-organised visits to the elderly in Whampoa Garden and set up information booths with HKMEA Cheng Yu Tung Neighborhood Elderly Centre;
- The volunteer team of Hutchison Property Dalian Office participated in the Dalian library campaign;
- The volunteer team of Hutchison Property Qingdao Office participated in campaigns aimed at raising public awareness and supporting children with autism or with other special needs; and
- Chefs at our hotels helped raise funds for children with special needs and their families, while the volunteer team of the Harbour Plaza North Point Hotel had organised Christmas visit to Hong Chi Pinehill to share the joy with the mentally handicapped children.

Educational Initiatives

In 2015, the Group continued to organise summer internship programmes for university students to work in the sales and leasing department, and the hotels and hospitality division of the Group to offer practical training. Our hotels, Harbour Grand Hong Kong, Harbour Plaza Resort City, Harbour Plaza North Point, Harbour Plaza Metropolis, The Kowloon Hotel and Horizon Hotels & Suites Limited were granted "Certificate of Appreciation" by The Hong Kong Community College under the auspices of The Hong Kong Polytechnic University as an appreciation of our support to their Work-Integrated Education programmes. The trainees with satisfactory performance may be offered long term employment with a member of the Group after graduation.

In addition to programmes for university students, the Group also arranged workplace visit for senior secondary students so as to give them a better understanding of the estate management and hotel industry from an operational perspective.

Environmental, Social and Governance Report (*continued*)

ENVIRONMENTAL PROTECTION

In 2015, the first-ever universal, legally binding global climate deal was adopted by over 150 countries at the Paris climate conference. As one of the largest developers in Hong Kong with businesses in various countries, the Group supports the agreement. The Group is committed to sustainable development and continuously reinforce our commitment to the environment by minimising our carbon footprint through effective use of resources, employing environmental friendly building design and adopting high environmental standards in the operation of the Group's businesses.

Reducing Carbon Emissions

Recognising the importance of reducing Greenhouse Gas emission to our environment, the Group continued to participate in the Carbon Audit programme in support of the Hong Kong Government's Carbon Reduction Charter. Residential, commercial and industrial properties managed by the Group's companies, including Goodwell and Citybase (both awarded ISO 14001 for their environmental management systems) as well as Hutchison Property Management Company Limited, have implemented eco-friendly initiatives in their daily management operations. In 2015, over 120 properties of the Group participated in the Carbon Audit, involving over 100,000 households.

In addition to the Carbon Audit, properties of the Group continued to participate in the CarbonSmart Programme. The programme aims to encourage and sustain concerted industry effort on carbon audit and reduction to shape a low carbon future, as well as facilitate the development of related environmental industries. Furthermore, all our Hong Kong hotels used ultra-low sulphur diesel oil for its emergency generators and diesel boilers at older hotels have also been replaced with electric boilers so as to reduce the amount of sulphur related compounds emission to the environment.

In 2015, members of the Group were awarded by the Hong Kong Environmental Protection Association the Honorary Certificate under the category "Hong Kong Green Mark 3+" and the Honorary Certificate under the category "Wood Recycling & Tree Conservation Scheme" to recognise such members in exhibiting three years of excellent performance during sustainability projects and management process, and their effort on promotion and support of wood recycling and tree conservation. In recognition of its achievement in carbon reduction, Citybase received a Carbon Reduction 4% Certificate under a scheme organised by the Hong Kong Awards for Environmental Excellence, which aims to recognise those buildings or organisations that have achieved a verified absolute reduction in overall carbon emissions. Goodwell received the Certificate of Appreciation from Friends of EcoPark and the Bronze Award under GreenPlus Recognition Award 2015 organised by CLP Power Hong Kong Limited.

Use of Resources

To enhance a green living environment, energy efficient and eco-friendly measures continue to be introduced to the residential and commercial developments of the Group from planning to construction stage.

Committed to being a responsible developer, the Group endeavours to minimize the environmental impact of its buildings as early as the planning and design stage. For example, large glazing windows are installed in residential units to capture daylight and enhance natural ventilation. Balcony and utility platform are also provided in some residential units to improve the living environment and ventilation. Vertical green planting such as green wall is adopted as one of the features to promote green space and visual comfort.

Similarly in the design of some commercial development like Shanghai – Oriental Financial Center, ample natural elements such as lighting, air and water systems are integrated for the fulfilment of energy conservation and environmental protection objectives. Assembling the elements of art and ecology, recycled materials are used as the major element of the façade. Low-E insulated glass with advanced shading, glare and heat insulation systems reduce the need for air-conditioning without compromising comfort. Soft natural sunlight penetrates into the lower and middle floors through the glass elevator shaft while natural breeze weeps through every floor. “Under Floor Air Distribution System” maintains a comfortable indoor environment for occupants, with thermostat control set according to tenant’s needs.

During the material sourcing and construction stage, site contamination assessment is conducted and non-structural prefabricated external walls are used to minimise construction waste.

Energy-saving T5 fluorescent tubes are adopted in car park, back of house and plant rooms. Compact fluorescent tubes are adopted for light fittings in kitchen and bathroom of flats. LED light are adopted for light fittings in clubhouse and typical lift lobbies of tower. Environmentally-friendly refrigerant (R410a) is adopted for split-type air conditioners of flats and VRV system at Club House.

To ensure efficient use of resources, green practices have been implemented in the residential estates and commercial properties managed by the Group. Such measures include the use of energy-saving lightings, minimising use of paper, reducing water consumption, use of sea water for central cooling system for tower lobbies and suspension the service of one or two lifts at the residential towers after midnight. Energy-saving is also achieved by adjustment of public lighting in accordance with the change of weather. Green activities such as energy conservation, waste rebate and recycling programmes are organised to increase the awareness of the residents in preserving their living environment.

Many of the eco-friendly measures mentioned above were also implemented during the design and construction of the Group’s hotels. In addition, all the hotels in Hong Kong have implemented measures for efficient use of papers. During the year of 2015, a total of 69 tonnes of paper were collected from our hotels for recycling, a 68% increase compared with 2014. The Group’s hotels have also regularly participated in other recycling programmes, such as recycling of used oil and soap bars, and recycling of toners for printers.

Environmental Preservation

To support resources preservation and promote environmental conservation, the Group and its employees continued to participate in various environmental educational programmes in 2015. These activities attracted wide support from its staff and raised funds for environmental conservation.

In Hong Kong, 169 properties of the Group took part in Earth Hour 2015 which was organised by the World Wide Fund for Nature. Earth Hour is the world’s annual “Lights Out” event aimed at raising public awareness about energy saving and carbon reduction for a sustainable future.

Over 40 properties of the Group have already participated in various waste management practices and programmes including installation of “Food Decomposers”, “Order Less Waste Less” for food waste reduction campaign organised by Friends of the Earth, Christmas and Chinese New Year Plants Recycling organised by the Hong Kong Environment Protection Association, and the “Source Separation of Commercial and Industrial Waste”, the “Source Separation of Domestic Waste” and the “Food Wise Hong Kong” programmes organised by the Environment Protection Department (“EPD”).

Environmental, Social and Governance Report (continued)

In order to better preserve the environment, the Group has adopted and also encouraged our hotel guests to adopt more environmental friendly practices. For example, the Harbour Plaza hotels no longer use real trees for Christmas decorations while 'Go Green' signs are placed in all hotel rooms to encourage our guests to change linen and towels on a needs basis. All our hotels offer sustainable banquet and catering menus.

During 2015, members of the Group received numerous certificates of merit and awards in recognition of their continuing efforts in promoting green practices and protecting the environment. For example, over 25 properties of the Group were awarded with the "Wastewi\$e" logo organised by the EPD, over 120 certificates were granted by the Water Supply Department under the Quality Water Supply Scheme for Buildings – Fresh Water, 14 properties have achieved Indoor Air Quality certification and 50 properties awarded certificates under the Quality Water Supply Scheme for Buildings – Flushing Water.

OPERATING PRACTICES

Working closely with contractors and suppliers, the Group is committed to achieving and maintaining a high standard of openness, probity and accountability to its stakeholders.

Anti-bribery and corruption policies are in place and employees are required to adhere to the standards set out in a code of conduct, which is an important contributor to the Group's reputation.

Supply Chain Management

In line with the Group's commitment to integrity in business, employees and stakeholders who deal with the Group including customers, suppliers, creditors and debtors are encouraged to report any suspected impropriety, misconduct or malpractice within the Group. A whistle-blowing policy setting out the mechanism to report unethical conduct is established and published on the intranet for reference by all the employees.

In building construction, any forms of bribery and corruption are strictly and expressly prohibited in the tender process. Employees are reminded to avoid situations that may lead to or involve a conflict of interest. To ensure fairness in the tendering process, a Tender Committee is set up to monitor the selection process of tenders. The Tender Committee will base on the analyses and recommendations made by external consultants and internal project staff in awarding contracts to successful bidders.

On top of the above, some members of the Group have a more robust supply chain management system in place. For example, suppliers and contractors of Goodwell are required to adhere to a set of Code of Conducts, which references the Environmental Policy and Occupational Health and Safety Policy. The fax template to suppliers of Hutchison Property would highlight its anti-bribery and anti-corruption policy when inviting them to submit quotations. Further, tenderers of Hutchison Property are required to complete a standard form to provide details of their quality, environmental and occupation health and safety management system certification. All new suppliers of hotels are also required to peruse the Supplier Code of Conduct statement prior to engagement.

Product Responsibility

The Group recognises good customer and after-sales service are keys to the success and sustainability of a corporation. Following this belief, the customer service team has been set up to handle queries from customers in a timely and efficient manner. For residential estates developed by the Group in Hong Kong, on the Mainland and overseas, the Property Takeover Unit (“PTU”) is responsible to execute the cross-departmental guidelines in carrying out re-examination and re-inspection of properties during the handover of properties to purchasers. The PTU also provides professional assistance and follow-up services to purchasers in connecting to utilities, telecommunication and other services.

Further, regular inspections are carried out by the Group in order to ensure the quality of the properties to be delivered by our contractors. Our property development projects complied with the codes and regulations for property development, including in the area of environmental protection.

Recognising the importance of food safety in hotel industry, our hotels have adopted measures in ensuring the quality of its food supply. For example, annual audit will be conducted against suppliers of Sheraton Hong Kong, in particular against those providing dairy products and chilled seafood while Harbour Plaza hotels require food suppliers to provide health certificate of production area and food test reports for those chilled seafood.

The Group respects personal data privacy. The Group has formulated measures on collection and usage of personal data. Necessary trainings were also provided to relevant employees on the protection of personal data. Review and revision of the personal data and privacy protection practices are carried out to ensure compliance with relevant laws.

Anti-corruption

To maintain a fair and efficient business and working environment, the Group emphasises the importance of anti-corruption practices. It is the Group’s policy that any form of corruption will not be tolerated. The Group has established a Code of Conduct which is contained in the Employees’ Handbook. Employees are prohibited to request, receive or accept any forms of benefits from any persons, companies or organisations having business transactions with the Group.

As part of its corporate orientation programme, all new colleagues must attend seminars coordinated with the Independent Commission Against Corruption (“ICAC”) which will introduce them to the Group’s corruption-preventing practices and guidelines. Members of the Group have continued to co-operate with the ICAC in promoting anti-corruption practices throughout the year.

WORKPLACE QUALITY

Employees form the keystone to the Group’s success and sustainable growth and development. In order to attract talents, the Group endeavours to provide equal opportunity and cultivate an inclusive environment, and is dedicated to provide employees with good working conditions and a safe working environment and promote a healthy living style. Continuous career development and job training are encouraged and supported.

Environmental, Social and Governance Report (*continued*)

Working Conditions

Competitive remuneration is offered to employees and reviewed individually on an annual basis reflecting each employee's work performance and contributions, and also the market developments. Employees are also provided with other fringe benefits including comprehensive medical, life and disability insurance coverage as well as free annual health check. Retirement schemes are also offered as part of the remuneration package. To recognise the Group placing a high value on their employees' retirement needs, Cheung Kong Property Holdings Limited and some members of the Group received the "Good MPF Employer Award 2014/2015".

It is always the policy of the Group to promote equal opportunities in recruitment, internal transfer and promotion. In order to ensure a fair workplace and protect potential and existing employees from being disadvantaged or excluded on the basis of characteristics such as gender, age, family status, sexual orientation, disability, race or religion or other characteristics, all levels of staff are appraised by the same set of performance criteria.

Further, to nurture a sense of belonging and unity and promote a good work-life balance, staff and their families are encouraged to take part in charitable and recreational activities. Members of the Group are also encouraged to participate in "Happiness-at-work", which was launched by Hong Kong Productivity Council and Promoting Happiness Index Foundation in 2013. It's the 3rd year Citybase was awarded with the "Happiness-at-work" logo.

Employees can also enjoy discounted services and products offered by members within the Group. Each year, the Group hosts an annual dinner at which the colleagues can interact socially and enjoy the fellowship. Other recreational activities such as staff gatherings, dessert making classes and sports activities were also organised for employees. Fresh fruit is provided daily to staff and nutraceutical soup is arranged twice a week.

Health and Safety

The Group always put safety on top of its priority. In providing a safe working environment for employees, risk assessments of workstations, equipment and tools for all users are performed on a regular basis. Upgrades and maintenance are performed in line with the pace of technology advancement and the needs and demands of colleagues. To ensure hygienic working conditions, regular cleaning of air-conditioning systems and disinfection treatment of carpets are carried out at regular intervals. In collaboration with the Fire Services Department, fire safety talk for staff and the Group's tenants was held during the year to enhance the fire safety awareness of our staff and tenants. First-aid and emergency traffic management training has also been provided to staff for enhancing their knowledge and handling skills in dealing with traffic accidents that may occur at the Group's properties.

For employees who are assigned to work on construction sites, they are required to observe additional safety guidelines. This is to ensure a high standard of occupational safety, protecting employees from occupational hazards. Special safety equipment such as safety helmets, goggles, shoes, ear plugs and dust masks are provided and well-maintained.

On top of the above, Goodwell achieved OHSAS 18001 accreditation for its occupational health and safety management system. In 2015, Goodwell received the “Bronze Award” in both the “Best Property Management Award in Occupational Safety and Health” category and the “Best Safety Enhancement Program for Working at Height” category of the “Best Property Safety Management Award 2014/15”. Safety Committee or Emergency Response Team has also been formed in all our hotels for managing and monitoring matters in relation to health and safety, while fire drills are held at least once a year. In order to avoid work related injuries, Employee Health and Safety Handbooks have been distributed or made available to all hotel employees.

Development and Training

The Group strives to develop employees by providing them with opportunities to advance their career. Employees of the Group are encouraged to take part in internal and external training courses. The Group’s policy is to support employees who attend job related training courses or professional seminars through sponsoring and/or granting them special full paid leave.

Vocational training for skills enhancement and development courses are available to all employees. Corporate orientation programmes are held for new staff to assist them in acclimatising to the corporate culture. Other tailor-made training programmes are organised for employees in specific work units, providing them with practical learning opportunities relevant to their jobs or functions.

Directors and senior management of the Group are provided with continuous professional development training to develop and refresh their knowledge and skills. These include seminars and workshops on leadership development, corporate governance practices as well as updates on regulatory developments and requirements.

During 2015, a total of over 120,000 training hours were received by the employees of the Group.

Labour Standards

The Group encourages a culture of diversity and promotes equal opportunities. The Group strives to create a respectful, fair and safe working environment for its employees in all business units and complies with all statutory requirements. Different forms of communication channels, including internal newsletters and intranet, are in place to ensure voices of employees are being heard, and their needs properly addressed.

LI KA SHING FOUNDATION – ESTABLISHING ONESELF AND PURSUING SELFLESSNESS

Mr. Li Ka-shing, the Chairman of the Group, recognises the importance of education and healthcare to societal development. He established the Li Ka Shing Foundation (LKSF) in 1980 with his personal funding to: 1) foster change, 2) empower people, 3) develop a better society, and 4) inspire societal improvement. To date, over HK\$20 billion has been put to work to support all its initiatives across 27 countries and regions. 87% of LKSF’s donations benefit projects in the Greater China region.

Major or special projects of the Foundation in 2015 are as follows:

Love Ideas, Love HK

Love HK Your Way! funded eight programmes with contributions of over HK\$320 million. The 763 innovative projects supported by “Love Ideas, Love HK” as well as the 90 community care projects supported by “The March of Social Engineers” were completed in 2015.

Environmental, Social and Governance Report (continued)

Below are a few ongoing programmes:

- “Heart of Gold” Hong Kong Hospice Service Programme and Hospice Home Website

The Heart of Gold Hong Kong Hospice Service Programme was launched in 2007 in collaboration with the Hospital Authority (HA). Hospice centres in ten public hospitals have been established to offer one-stop services for terminally ill cancer patients and their family members. Owing to the success of the programme, the HA received Government support in October 2015 to integrate the hospice centres into their standard development under recurrent expenses. The Foundation now funds innovative new services: developing cross-hospital and cross-discipline collaborations, extending hospice services to elderly homes and working with community organisations to provide patients with required services. The Programme has provided 320,000 service sessions, benefiting 38,000 terminally ill cancer patients. The Hospice Home website has been visited 560,000 times. Aggregate funding provided by the Foundation amounts to HK\$126 million.

- 333 Learning Companion Leadership Programme

This Programme provides free learning resources, learning space and professional support for grassroots students to build confidence and cultivate leadership ability and a spirit of service. Since its inception in 2010, the Programme has provided free tutoring and value-added courses for approximately 3,700 students in 95 primary schools in North District, Kwun Tong, Sham Shui Po and Tin Shui Wai. As a major sponsor of the Programme, the Foundation has made contributions of over HK\$41 million.

- TrueBeam System

The Foundation has donated TrueBeam Systems to The Chinese University of Hong Kong, Shantou University and Stanford University. TrueBeam is an advanced linear accelerator and innovative radiotherapy technology that makes it possible to deliver treatments 4-8 times more quickly while monitoring and compensating for tumor motion. This allows for new possibilities in the treatment of lung, liver, breast, prostate, head and neck, spine as well as other cancers. Up to 2015, the Systems have benefited over 4,000 patients, providing over 80,000 treatments.

Listening Angels

The Caritas Family Crisis Hotline and Education Centre handles over 42,000 cases annually. In addition to offering free 24-hour counseling to persons experiencing emotional distress and families in crisis, the Centre runs crisis prevention and other educational programs. As of 2015, contributions of approximately HK\$34 million have been made to support the Centre’s works.

Paradigm Shift in Human Capital Development and Leadership

Shantou University

Founded in 1981, Shantou University (STU) is a key comprehensive university in Guangdong Province and the only privately funded public university on the Mainland. Under the guiding philosophy of “governance for academic freedom”, STU has been engineering reforms in the country’s higher education sector for over 30 years. The Foundation considers STU to be a long-term keystone project, and has earmarked HK\$8 billion to support the university’s development.

In 2015, Shantou University continued to build on its record of outstanding performance: graduates' initial employment rate at 96.36%; the only Mainland university built after 1980 to rank in the top 800 in Times Higher Education World University Rankings; Shantou University emphasizes on learning and cultivating services, social responsibility and international perspective, with students and faculty members receiving numerous awards in domestic and international competitions. To support the University's education development, a new medical college building, a new Sports Park, a conference centre, and residential colleges were completed in 2015, which will expand the campus built area to 500,000 sq. m.

Cheung Kong Graduate School of Business

Be an inspiration to others. Since 2002, Cheung Kong Graduate School of Business has established itself as China's first globalized business school, cultivating 8,000 industry leaders.

Guangdong Technion-Israel Institute of Technology – GTIIT

In order to support the higher education development of Guangdong province and to improve Shantou University's medical research, the Foundation had in April 2015 donated US\$130 million to support the establishment of Guangdong Technion-Israel Institute of Technology – GTIIT, a joint venture between Technion Israel Institute of Technology and Shantou University, which aims to build new models and knowledge. A cornerstone laying ceremony was held in December 2015 following approval from the Ministry of Education to prepare for its establishment.

Shantou University Medical College

Shantou University Medical College (SUMC) emphasizes service learning in its modern medical curriculum supported by the latest science and simulation technology for immersive and collaborative learning. Enrolment rate with SUMC as the first choice has remained at 100% for 18 consecutive years. The overall passing rate of SUMC graduates in the National Medical Licensing Examination has ranked in the top 8 amongst all Chinese medical faculties for 10 consecutive years. SUMC students who took the United States Licensing Examination (USMLE Step-1) have a passing rate of 95.7%, similar to the national average of that of American and Canadian students. The first-time employment rate of SUMC graduates reached 97.06%, tops in Guangdong Province for 15 years.

Empowering Women Programme

"Love Ideas – Women's Project Guangdong" established jointly with the Guangdong Provincial Government with a donation of RMB 12 million, has funded 206 innovative projects benefiting over a million people as of 2015. Project Define, launched in partnership with the Ministry of Civil Affairs with funding of RMB 20 million, enabled 4,500 Chinese women cadets and civil affairs officers to realize their power to serve the community through the use of technology in boosting their knowledge base with the intending effect of creating a rippling effect to gain more support from the government and other social resources. In the Chaozhou/Shantou region, donations were made to support innovative models for serving women and vocational education for girls living in rural areas.

Environmental, Social and Governance Report (*continued*)

Medical/Healthcare Services: Hope and Dignity

Projects in the Mainland

As of end of 2015, the Foundation had made contributions of over RMB 1 billion to support free healthcare services in the Mainland on a long-term basis. Projects include “Heart of Gold” Nationwide Hospice Service Programme, Cheung Kong New Milestone Programme Phases 1-3 in collaboration with the China Disabled Persons’ Federation to install prosthetics and rehabilitation support services, Nationwide Medical Aid for the Poor, Paediatric Hernia Rehabilitation Programme, which together have benefited over 17 million patients. Another RMB 13 million was donated to support the Kumbum Tibetan Medical Hospital Aid programme to provide free medical services for ethnic minorities. More than 150,000 cases have been served.

In July 2015, a contribution of RMB 8 million was made to the China Organ Transplantation Development Foundation to instigate reforms and support voluntary civilian organ donation as the only legitimate source for organ transplants.

International Medical Education and Research

The Foundation’s contributions to overseas projects in 2015 exceeded HK\$130 million. Among the key projects is the Li Ka Shing Centre for Health Information and Discovery at Oxford University which was granted a total of GBP20 million. Phase one, the Target Discovery Institute (5,613 sq. m.) was completed in 2013. Phase two which will be a Big Data Institute will be completed by the end of 2016. Other major projects include Oxford University Rhodes Scholarships for Chinese scholars; St. Michael’s Hospital and Shantou University Big Data research; and the Third Big Data Conference hosted by Stanford University to explore how information technology can advance biomedical research and improve human health.

Global Unity Through Introspection and Awakening

Planet, Peace, Harmony

In 2015, the Foundation organized and sponsored a series of “Projecting Change” at the Empire State Building in New York, the UNESCO headquarters in Paris and the Vatican. The shows used various lighting and illuminated images to tell a story about the interdependence between people and nature.

Guan Yin: Bodhisattava of Compassion and Wisdom

Tsz Shan Monastery has been opened to the public since April 2015 and has received over 210,000 visitors seeking inner peace from spiritual contemplation. In addition to offering workshops for educators and healthcare professionals, Tsz Shan Monastery has also teamed up with the University of Hong Kong to establish a Buddhist Counseling Centre, which integrates Buddhist wisdom with contemporary counseling practices to assist clients in transforming their problematic experiences into a new perspective with spiritual wisdom.

The Foundation will continue to cultivate a culture of giving as its unchanging promise.

Environmental, Social and Governance Report (continued)



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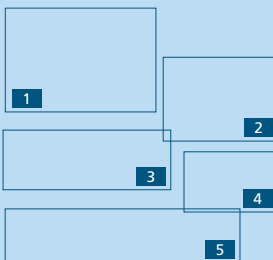
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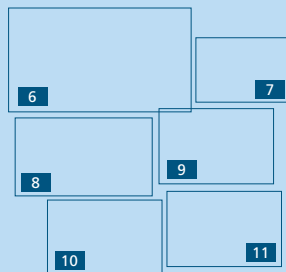
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1. A young teacher helps a primary school student through the 333 Learning Companion Leadership Programme.
2. The Li Ka Shing Foundation donates a TrueBeam System as a gift to The Chinese University of Hong Kong Faculty of Medicine.
3. The Li Ka Shing Foundation supports advanced research at elite overseas medical and education institutions that can change the world for the better.
4. New development projects in Shantou University: Medical College
5. New development projects in Shantou University: Sports Park.

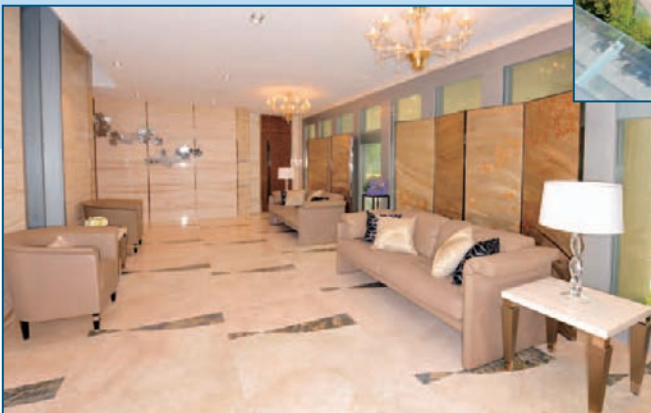


- 6. The Group is recognised for making donation to The Community Chest
- 7. 23rd Great Chefs of Hong Kong for Heep Hong Society
- 8. All Hong Kong Hotels awarded "Caring Companies" logo
- 9. Whampoa Garden organized "Talent Competition Cum Summer Carnival" with Whampoa Integrated Children & Youth Service Centre of U.B. in Christ
- 10. Christmas Charity Visit to Hong Chi Pinehill
- 11. Citybase awarded the Honorary Certificate of Hong Kong Green Mark 3+

Highlights of Development Properties

Stars by the Harbour, Hong Kong

This premium residence on a waterfront setting at Hung Hom offers comprehensive clubhouse facilities and services to enrich residents' daily life.



Repulse Bay Road Project, Hong Kong

Prestigiously located on a prime site overlooking the scenic Repulse Bay, this premium project will be developed into a deluxe residence that epitomises elegance and affluence.



Highlights of Development Properties (*continued*)

21-25 Borrett Road, Hong Kong

With a prime location in the Mid-Levels on Hong Kong Island, this exclusive luxury residence capturing the spectacular views of the city's beautiful skylines represents a fine example of opulent living.



Yuhu Mingdi, Guangzhou

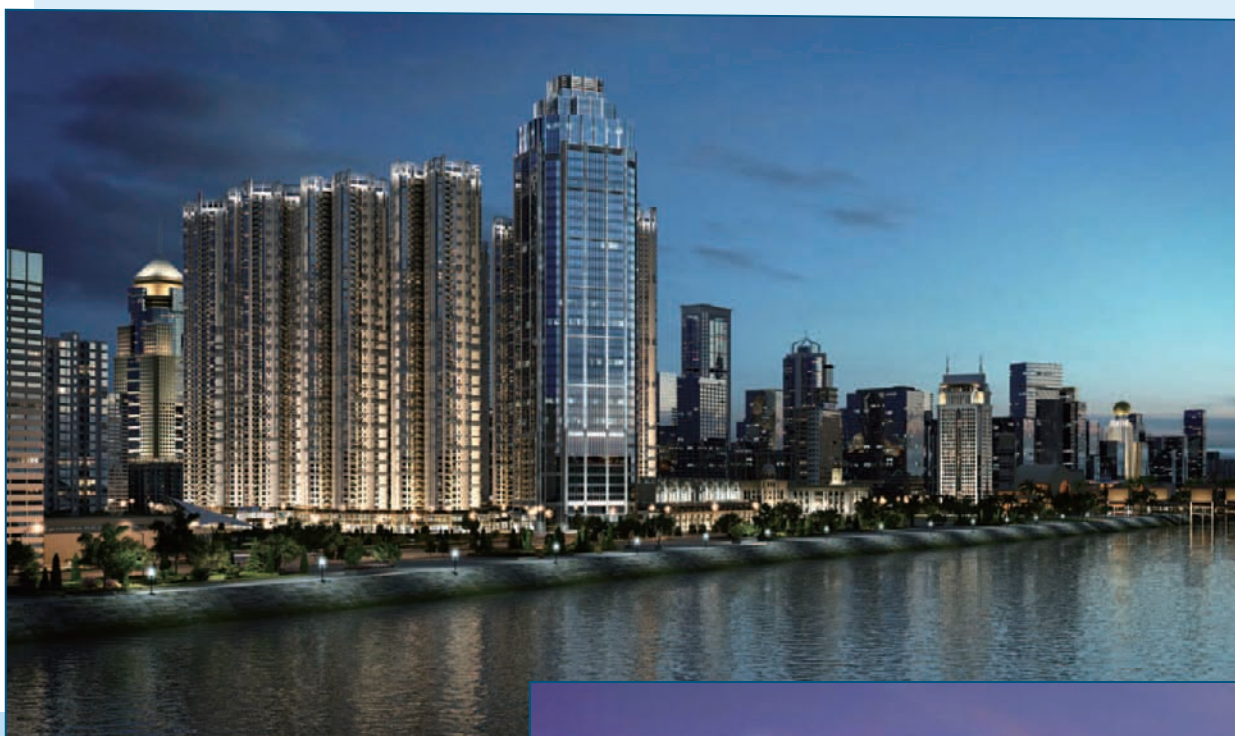
With a site area of approximately 226,000 sq.m., this low-density premium residential property located at Guangzhou's Luogang district offers an exquisite lifestyle on a lakeside setting.



Highlights of Development Properties *(continued)*

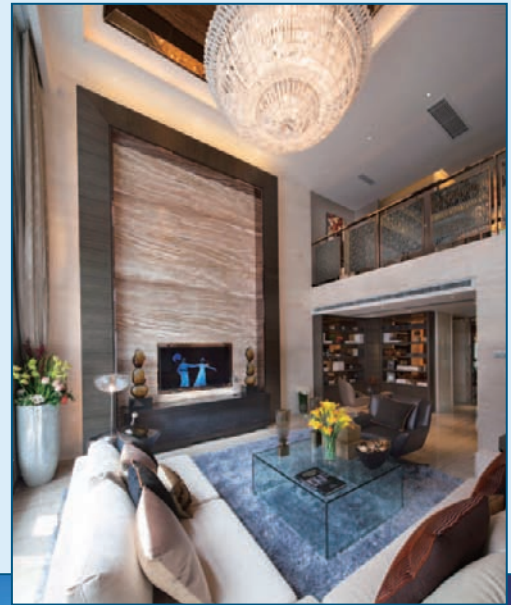
Millennium Waterfront, Wuhan

A modern residential and commercial development located at Jiangnan Road, which is the core district of Hankou in Wuhan City, and situated beside the Yangtze River and Wuhan Custom. The development occupies a gross floor area of approximately 400,000 sq.m.



Emerald City, Nanjing

Strategically situated at Ying Tian Avenue of Jianye District, Nanjing City, this mega comprehensive development comprises deluxe townhouses, high-rise residential buildings, offices and commercial facilities, and enjoys easy access to the public transportation system.



Highlights of Development Properties (*continued*)

The Harbourfront, Qingdao

With a gross floor area of approximately 1,000,000 sq.m., this iconic seaview project is set to be a popular destination for commerce, shopping, tourism, entertainment and quality living at the core of Qingdao City.

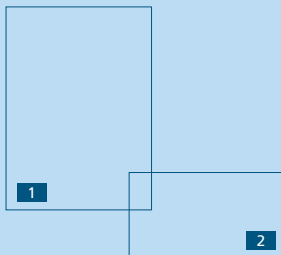


Cape Coral, Guangzhou

A premier residence located at Panyu Dashi District. The development is in close proximity to Huanan Highway's Panyu Bridge, and offers scenic views of the Pearl River and Yingzhou Ecopark, with some units overlooking the Higher Education Mega Centre.



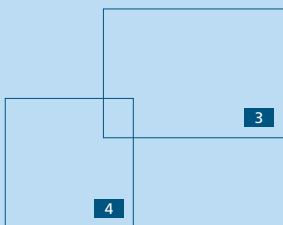
Highlights of Investment Properties



1. Cheung Kong Center

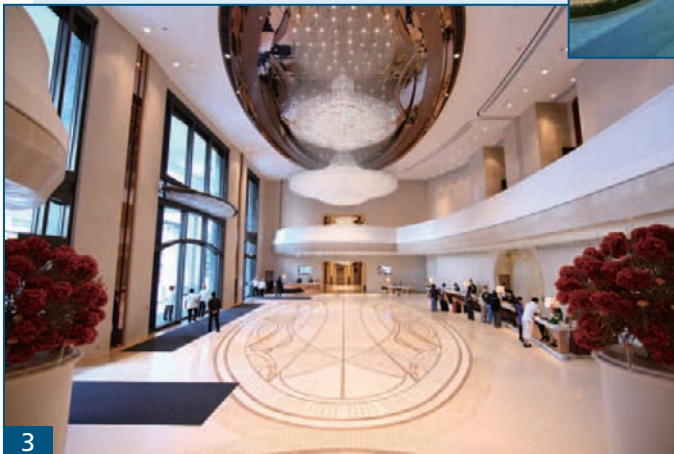
2. 1881 Heritage

With an aggregate gross floor area of approximately 1.5 million sq.m., the Group's investment properties include office, retail, and industrial properties and car park spaces which are held for long-term investment. A number of high-quality investment properties are sources of quality rental income, providing the Group with steady cash flow and stable recurring earnings.



- 3. The Harbourfront
- 4. Hutchison House

Highlights of Hotels and Serviced Suites



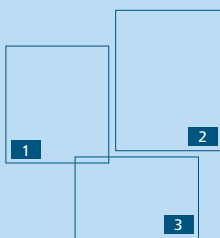
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1. Harbourview Horizon All-Suite Hotel
2. Horizon Suite Hotel at Tolo Harbour
3. Harbour Grand Hong Kong

The Group owns and/or manages hotels and serviced suites located in Hong Kong, the Mainland and The Bahamas, with over 16,000 rooms in aggregate. Stronger synergies have been created through the inclusion of a number of large-scale, premium hotels and serviced suites which have been operating solidly.



- 1. Rambler Garden Hotel
- 2. The Kowloon Hotel
- 3. Harbour Grand Kowloon

Schedule of Major Properties

As at 31 December 2015

A. PROPERTIES FOR/UNDER DEVELOPMENT

Description	Lot Number/Location	Group's Interest	Approx. Site Area (sq. m.)
Hong Kong			
The Zumurud, Ho Man Tin	K.I.L. 11125	80.0%	7,326
La Lumière, Hung Hom	H.H.I.L. 556	100.0%	1,298
The Beaumont II, Tseung Kwan O	T.K.O.T.L. 111	100.0%	10,200
Yuccie Square, Yuen Long	Y.L.T.L. 518	100.0%	12,340
A site at Yuen Long	Lot 2086 in D.D.105	100.0%	23,480
VIVA, Hung Hom	Various sections and subsections in K.M.L. 53	100.0%	543
A site at Repulse Bay	R.B.L. 177	100.0%	3,295
A site at Mid-level	I.L. 8949	100.0%	10,488
A site at Ma On Shan	S.T.T.L. 574	100.0%	14,400
A site at North Point	I.L. 8920	100.0%	7,887
A site at Fung Yuen, Tai Po	Various lots in D.D. 11	100.0%	69,415
A site at Yuen Long	Lot 1457 R.P. in D.D. 123 Y.L.	60.0%	799,983
A site at North District	Various lots	100.0%	168,575
Various sites at Yuen Long	Various lots	100.0%	194,539
Various sites at Tai Po	Various lots	100.0%	12,400
The Mainland			
La Grande Ville	Beijing	100.0%	368,072
The Greenwich	Beijing	100.0%	97,801
Beixinjiayuan	Beijing	100.0%	256,332
Regency Park	Changchun	100.0%	148,550
Noble Hills	Changsha	100.0%	197,039
Le Parc	Chengdu	100.0%	240,479
Regency Lakeview	Chongqing	100.0%	80,445
Regency Hills	Chongqing	95.0%	972,882
Xiao Yao Bay	Dalian	100.0%	319,359
Heizuizi, Xigang District	Dalian	100.0%	142,900

Approx. Floor Area Attributable to the Group (sq. m.)	Existing Land Use	Stage of Completion	Estimated Date of Completion
29,304	Residential	Interior finishing	February, 2016
9,740	Residential	Interior finishing	May, 2016
51,000	Residential	Interior finishing	June, 2016
61,700	Residential/Commercial	Superstructure in progress	September, 2016
9,392	Residential	Superstructure in progress	September, 2016
3,575	Residential/Commercial	Superstructure in progress	October, 2016
6,613	Residential	Superstructure in progress	December, 2016
40,440	Residential	Superstructure in progress	June, 2017
52,227	Residential	Superstructure in progress	October, 2017
70,200	Residential/Hotel	Superstructure in progress	June, 2018
–	Agricultural land	Planning	–
–	Agricultural land	Planning	–
–	Agricultural land	Planning	–
–	Agricultural land	Planning	–
–	Agricultural land	Planning	–
250,335	Residential	Superstructure in progress	December, 2016
102,806	Residential	Site formation	December, 2018
122,546	Residential/Commercial	Planning	December, 2018
113,129	Residential	Planning	June, 2019
80,000	Residential	Planning	–
160,332	Residential/Commercial	Superstructure in progress	June, 2016
13,623	Residential/Commercial	Foundation work	June, 2017
59,853	Residential	Foundation work	September, 2017
84,858	Residential	Planning	June, 2018
58,105	Residential/Commercial	Planning	September, 2019
55,550	Residential/Commercial	Planning	September, 2020
120,112	Commercial	Superstructure in progress	December, 2017
146,835	Residential	Superstructure in progress	June, 2018
211,543	Residential/Commercial	Foundation work	December, 2018
365,516	Residential/Commercial	Foundation work	June, 2019
64,585	Residential	Superstructure in progress	March, 2016
136,842	Residential	Superstructure in progress	April, 2016
10,722	Residential/Commercial	Superstructure in progress	December, 2016
132,128	Residential/Commercial	Foundation work	December, 2017
277,574	Residential	Foundation work	September, 2018
498,273	Residential/Commercial	Planning	June, 2019
474,560	Residential/Commercial	Planning	September, 2020
1,546,723	Residential/Commercial	Planning	–
57,445	Residential/Commercial	Superstructure in progress	July, 2016
339,224	Residential/Commercial	Planning	June, 2019
469,726	Residential/Commercial	Planning	–

Schedule of Major Properties (continued)

A. PROPERTIES FOR/UNDER DEVELOPMENT (continued)

Description	Lot Number/Location	Group's Interest	Approx. Site Area (sq. m.)
The Mainland (continued)			
Laguna Verona	Dongguan	99.8%	1,428,924
Emerald Cove	Foshan	100.0%	55,499
Yuhu Mingdi	Guangzhou	80.0%	166,034
Guangzhou Guoji Wanjucheng	Guangzhou	60.0%	204,690
Cape Coral	Guangzhou	100.0%	21,317
Noble Hills	Guangzhou	100.0%	386,520
Aotou, Daya Bay	Huizhou	100.0%	80,052
Silver Cove	Jiangmen	90.0%	1,333,333
Emerald City	Nanjing	100.0%	59,146
The Harbourfront	Qingdao	90.0%	72,884
Riviera Palace	Shanghai	100.0%	71,387
Royal Waterfront	Shanghai	100.0%	41,914
Century Link	Shanghai	50.0%	49,643
Upper West Shanghai	Shanghai	60.0%	152,500
Hupan Mingdi	Shanghai	100.0%	114,783
City Link	Shanghai	60.0%	14,528
Regency Garden	Shanghai	85.0%	29,796
The Metropolitan	Wuhan	100.0%	35,271
Millennium Waterfront	Wuhan	100.0%	51,784
Regency Cove	Wuhan	100.0%	713,208
The Greenwich	Xian	100.0%	72,701
Cuilihu	Zhongshan	100.0%	104,808
Horizon Costa	Zhuhai	100.0%	200,000

Approx. Floor Area Attributable to the Group (sq. m.)	Existing Land Use	Stage of Completion	Estimated Date of Completion
87,393	Residential	Superstructure in progress	December, 2016
118,720	Residential/Commercial	Superstructure in progress	March, 2017
181,370	Residential	Planning	December, 2018
172,638	Residential/Commercial	Planning	September, 2019
134,504	Residential	Planning	September, 2020
556,896	Residential	Planning	–
24,007	Residential	Superstructure completed	February, 2016
139,546	Residential/Commercial	Superstructure in progress	June, 2016
38,478	Residential	Superstructure completed	January, 2016
69,746	Residential	Superstructure in progress	December, 2016
44,557	Residential	Superstructure in progress	May, 2018
60,937	Commercial	Interior finishing	June, 2016
25,955	Commercial	Planning	March, 2019
105,238	Commercial	Planning	–
96,768	Residential	Superstructure in progress	March, 2017
167,115	Residential	Planning	December, 2017
59,746	Residential	Planning	March, 2018
74,158	Residential/Commercial	Planning	September, 2017
162,749	Residential/Commercial	Planning	June, 2019
16,140	Residential	Site formation	June, 2017
26,139	Residential	Site formation	June, 2018
31,778	Residential	Site formation	December, 2019
120,108	Residential/Commercial/Hotel	Site formation	June, 2020
182,252	Residential	Planning	–
62,306	Residential	Superstructure in progress	February, 2016
83,999	Residential/Commercial	Superstructure in progress	June, 2016
228,251	Residential/Commercial	Superstructure in progress	September, 2016
72,197	Residential/Commercial	Superstructure in progress	September, 2017
76,000	Residential	Superstructure completed	January, 2016
47,510	Residential	Superstructure completed	January, 2016
76,788	Commercial	Superstructure in progress	April, 2016
37,220	Commercial	Superstructure in progress	May, 2016
144,929	Commercial/Hotel	Superstructure in progress	December, 2017
287,311	Residential/Commercial/Hotel	Superstructure in progress	June, 2018
24,312	Residential	Interior finishing	December, 2016
45,466	Residential/Commercial	Interior finishing	March, 2017
152,281	Residential/Commercial	Superstructure in progress	December, 2017
34,785	Commercial	Foundation work	March, 2017
76,034	Residential	Planning	March, 2018
205,354	Residential/Commercial	Superstructure in progress	May, 2016
302,056	Residential/Commercial	Superstructure in progress	June, 2016
66,966	Residential	Site formation	March, 2018
77,257	Residential	Planning	December, 2018
201,978	Residential/Commercial/Hotel	Planning	December, 2019
102,927	Residential	Planning	December, 2020
975,729	Residential/Commercial	Planning	–
184,774	Residential	Superstructure in progress	December, 2016
61,244	Residential/Commercial	Site formation	June, 2017
111,744	Residential/Commercial	Planning	June, 2018
125,820	Residential	Planning	June, 2019

Schedule of Major Properties (continued)

A. PROPERTIES FOR/UNDER DEVELOPMENT (continued)

Description	Lot Number/Location	Group's Interest	Approx. Site Area (sq. m.)
Overseas			
A site at Upper Serangoon Road	Singapore	100.0%	10,097
Chelsea Waterfront at Lots Road, Chelsea	London, United Kingdom	95.0%	35,620
A site at Convoys Wharf	London, United Kingdom	100.0%	161,400

B. PROPERTIES IN WHICH THE GROUP HAS A DEVELOPMENT INTEREST

Description	Lot Number/Location	Approx. Site Area (sq. m.)
Hong Kong		
A site at MTR Tsuen Wan West Station, Tsuen Wan	T.W.T.L. 401	42,870
A site at Peel Street/Graham Street, Site B, Central Area 86, Tseung Kwan O (Package 8)	I.L. 9038 T.K.O.T.L. 70 R.P., Site H	1,690 16,638
A site at Hai Tan Street/Kweilin Street/Pei Ho Street, Sham Shui Po	N.K.I.L. 6506	7,507

C. PROPERTIES FOR INVESTMENT/OWN USE

Description	Lot Number/Location	Group's Interest
Hong Kong		
Cheung Kong Center, Central	I.L. 8887	100.0%
The Center (portion), Central	I.L. 8827	100.0%
One and Two Harbourfront, Hung Hom	Sections A, B & R.P. of H.H.M.L. 6 & Extension	100.0%
Hutchison House, Central	I.L. 8286	100.0%
Hutchison Telecom Tower (portion), Tsing Yi	T.Y.T.L. 139 section A	100.0%
China Building, Central	I.L. 2317	100.0%
Whampoa Garden (portion), Hung Hom	K.I.L. 10750 sections A to H & J to L	100.0%
Aberdeen Centre (portion), Aberdeen	A.I.L. 302 & 304	100.0%
Victoria Mall, Tsim Sha Tsui	K.I.L. 11086 R.P.	85.0%
1881 Heritage, Tsim Sha Tsui	K.I.L. 11161 R.P.	100.0%

Approx. Floor Area Attributable to the Group (sq. m.)	Existing Land Use	Stage of Completion	Estimated Date of Completion
30,292	Residential/Commercial	Planning	November, 2019
4,504	Residential	Superstructure in progress	December, 2016
9,875	Residential	Superstructure in progress	June, 2017
5,413	Residential	Foundation work	December, 2017
8,300	Residential	Foundation work	June, 2018
21,379	Residential	Planning	December, 2018
25,136	Residential/Commercial	Planning	March, 2019
287,260	Residential/Commercial	Planning	–

Approx. Floor Area of the Development (sq. m.)	Existing Land Use	Stage of Completion	Estimated Date of Completion
104,239	Residential/Commercial	Superstructure in progress	December, 2017
103,411	Residential	Superstructure in progress	March, 2018
17,790	Residential/Commercial	Superstructure in progress	June, 2018
97,000	Residential	Planning	September, 2019
55,342	Residential/Commercial	Ground investigation work	April, 2020

Approx. Floor Area Attributable to the Group (sq. m.)	Existing Use	Lease Term
117,370	Office/Retail	Medium Term Lease
113,594	Office/Retail	Medium Term Lease
80,174	Office/Retail	Long Lease
46,797	Office/Retail	Long Lease
27,896	Office	Medium Term Lease
24,039	Office/Retail	Long Lease
159,235	Retail	Long Lease
32,054	Retail	Long Lease
13,289	Retail	Medium Term Lease
13,023	Retail/Hotel	Medium Term Lease

Schedule of Major Properties (continued)

C. PROPERTIES FOR INVESTMENT/OWN USE (continued)

Description	Lot Number/Location	Group's Interest
Hong Kong (continued)		
Harbourview Horizon All-Suite Hotel, Hung Hom Bay	K.I.L. 11103	100.0%
Harbourfront Horizon All-Suite Hotel and Kowloon Harbourfront Hotel, Hung Hom Bay	K.I.L. 11110	100.0%
Harbour Plaza Resort City, Tin Shui Wai	T.S.W.T.L. 4	98.5%
Horizon Suite Hotel at Tolo Harbour, Ma On Shan	S.T.T.L. 461	100.0%
Harbour Grand Kowloon, Hung Hom	Sections A, B & R.P. of H.H.M.L. 6 & Extension	100.0%
Harbour Plaza Metropolis, Hung Hom	K.I.L. 11077	100.0%
Harbour Grand Hong Kong, North Point	I.L. 7106 s.A & Extension	Development interest
Harbour Plaza North Point	I.L. 8885	100.0%
The Kowloon Hotel, Tsim Sha Tsui	K.I.L. 10737	100.0%
Sheraton Hong Kong Hotel & Towers, Tsim Sha Tsui	K.I.L. 9172	39.0%
Harbour Plaza 8 Degrees, Kowloon City	K.I.L. 4013 R.P.	100.0%
The Apex Horizon, Kwai Chung	K.C.T.L. 467 R.P.	100.0%
Rambler Oasis Hotel, Tsing Yi	T.Y.T.L. 140	100.0%
Rambler Garden Hotel, Tsing Yi	T.Y.T.L. 140	100.0%
Hutchison Logistics Centre (portion), Kwai Chung	K.C.L. 4 & Extension	100.0%
Watson Centre, Kwai Chung	K.C.T.L. 258	100.0%
Cavendish Centre, Aberdeen	A.I.L. 399	100.0%
Conic Investment Building, Hung Hom	Subsection 1 of section O of K.M.L. 40	100.0%
The Mainland		
Westgate Mall	Shanghai	60.0%
Century Place	Shenzhen	80.0%
Kerry Everbright City	Shanghai	24.8%
Harbour Plaza Chongqing	Chongqing	100.0%
The Great Wall Sheraton Hotel Beijing	Beijing	49.8%
Sheraton Chengdu Lido Hotel	Chengdu	69.0%
Sofitel Shenyang Lido	Shenyang	29.0%
Overseas		
Bahamas Grand Lucayan	Grand Bahama Island, The Bahamas	100.0%

Notes to Schedule of Major Properties:

- Properties which are insignificant, including overseas properties, agricultural land and completed properties for sales, are not included.
- Properties owned by associates are not included.
- For properties in which the Group has a development interest, other parties provide the land whilst the Group finances the construction costs and occasionally also the land costs, and is entitled to a share of the revenue/development profits/properties after completion in accordance with the terms and conditions of the joint development agreements.

Approx. Floor Area Attributable to the Group (sq. m.)	Existing Use	Lease Term
119,280	Hotel	Medium Term Lease
107,444	Hotel	Medium Term Lease
60,571	Hotel	Medium Term Lease
56,000	Hotel	Medium Term Lease
47,467	Hotel	Long Lease
42,857	Hotel	Medium Term Lease
41,341	Hotel	Medium Term Lease
31,873	Hotel	Medium Term Lease
30,610	Hotel/Retail	Medium Term Lease
24,161	Hotel/Retail	Long Lease
21,420	Hotel	Long Lease
21,190	Hotel	Medium Term Lease
19,810	Hotel	Medium Term Lease
19,613	Hotel	Medium Term Lease
437,122	Industrial/Office	Medium Term Lease
63,843	Industrial	Medium Term Lease
31,854	Industrial	Long Lease
30,409	Industrial	Medium Term Lease
61,280	Retail/Office	Short Lease
42,210	Retail	Medium Term Lease
14,271	Retail/Office	Medium Term Lease
52,238	Hotel	Medium Term Lease
40,635	Hotel	Short Lease
38,882	Hotel	Medium Term Lease
23,505	Hotel	Medium Term Lease
95,457	Hotel	Freehold

Consolidated Income Statement

For the year ended 31 December 2015

	Note	2015 \$ Million	2014 \$ Million
Group revenue		57,280	24,038
Share of revenue of joint ventures		1,513	8,189
Total	(3)	58,793	32,227
Group revenue		57,280	24,038
Investment and other income		580	784
Operating costs			
Property and related costs		(32,587)	(12,985)
Salaries and related expenses		(2,475)	(525)
Interest and other finance costs		(549)	(815)
Depreciation		(508)	(286)
Service fees	(4)	(357)	(892)
Other expenses		(323)	(106)
		(36,799)	(15,609)
Share of profit of joint ventures		311	2,836
Share of profit of associates		67	–
Increase in fair value of investment properties		1,408	4,542
Profit on disposal of joint ventures		1,366	2,349
Profit before taxation	(5)	24,213	18,940
Taxation	(6)	(6,305)	(1,624)
Profit after taxation		17,908	17,316
Profit attributable to			
Shareholders		17,113	17,068
Non-controlling interests		795	248
		17,908	17,316
Earnings per share	(7)	\$4.43	\$4.42

Consolidated Statement of Comprehensive Income

For the year ended 31 December 2015

	2015 \$ Million	2014 \$ Million
Profit after taxation	17,908	17,316
Other comprehensive income (loss) – reclassifiable to profit or loss		
Translation of financial statements of operations outside Hong Kong – exchange loss	(3,476)	(147)
Investments available for sale – gain (loss) in fair value	(80)	435
Share of other comprehensive loss of joint ventures	(175)	(1,631)
Other comprehensive loss – not reclassifiable to profit or loss		
Loss on remeasurement of defined benefit obligations	(46)	–
Other comprehensive loss	(3,777)	(1,343)
Total comprehensive income	14,131	15,973
Total comprehensive income attributable to		
Shareholders	13,643	15,726
Non-controlling interests	488	247
	14,131	15,973

Consolidated Statement of Financial Position

As at 31 December 2015

	Note	2015 \$ Million	2014 \$ Million
Non-current assets			
Fixed assets	(9)	18,614	9,928
Investment properties	(10)	119,959	33,285
Joint ventures	(11)	4,393	45,897
Associates	(12)	7,743	–
Investments available for sale	(13)	5,451	7,172
Long term loan receivables		1,892	301
Deferred tax assets	(14)	2,256	–
		160,308	96,583
Current assets			
Stock of properties	(15)	153,301	73,259
Debtors, deposits and prepayments	(16)	12,335	1,810
Amounts due from subsidiaries of Cheung Kong (Holdings) Limited		–	1,210
Bank balances and deposits		45,861	10,354
		211,497	86,633
Current liabilities			
Bank and other loans	(17)	5,772	250
Creditors and accruals	(18)	14,785	4,502
Customers' deposits received		11,832	5,991
Amounts due to Cheung Kong (Holdings) Limited and its subsidiaries		–	70,707
Provision for taxation		4,238	1,346
		36,627	82,796
Net current assets		174,870	3,837
Non-current liabilities			
Bank and other loans	(17)	55,217	350
Deferred tax liabilities	(14)	10,096	999
Pension obligations	(19)	178	–
		65,491	1,349
Net assets		269,687	99,071
Representing:			
Share capital	(20)	3,860	–
Share premium	(20)	250,951	–
Combined capital		–	93
Reserves		8,285	96,161
Shareholders' funds		263,096	96,254
Non-controlling interests		6,591	2,817
Total equity		269,687	99,071

Consolidated Statement of Changes in Equity

For the year ended 31 December 2015

	Shareholders' funds					Non-controlling interests	Total equity
	Share capital	Share premium	Combined capital	Reserves ⁽¹⁾	Total		
	\$ Million	\$ Million	\$ Million	\$ Million	\$ Million		
Balance at 1 January 2015	-	-	93	96,161	96,254	2,817	99,071
Profit after taxation	-	-	-	17,113	17,113	795	17,908
Other comprehensive income (loss)							
Translation of financial statements of operations outside Hong Kong – exchange loss	-	-	-	(3,166)	(3,166)	(310)	(3,476)
Investments available for sale – loss in fair value	-	-	-	(80)	(80)	-	(80)
Share of other comprehensive loss of joint ventures	-	-	-	(175)	(175)	-	(175)
Gain (loss) on remeasurement of defined benefit obligations	-	-	-	(49)	(49)	3	(46)
Total comprehensive income	-	-	-	13,643	13,643	488	14,131
Elimination of combined capital upon completion of Property Businesses Combination	-	-	(93)	-	(93)	-	(93)
Reserve established as a result of Property Businesses Combination	-	-	-	(69,014)	(69,014)	-	(69,014)
Share premium established pursuant to Property Businesses Combination (Note 20(c))	-	254,811	-	-	254,811	-	254,811
Non-controlling interests resulting from Property Businesses Combination	-	-	-	-	-	6,779	6,779
Issuance of shares by way of capitalisation of share premium (Note 20(d))	3,860	(3,860)	-	-	-	-	-
Change in non-controlling interests	-	-	-	-	-	(2,732)	(2,732)
Dividend paid to non-controlling interests	-	-	-	-	-	(761)	(761)
Dividend paid to Cheung Kong (Holdings) Limited and its subsidiaries	-	-	-	(31,154)	(31,154)	-	(31,154)
Dividend paid to shareholders 2015 interim dividend \$0.35 per share	-	-	-	(1,351)	(1,351)	-	(1,351)
Balance at 31 December 2015	3,860	250,951	-	8,285	263,096	6,591	269,687

Consolidated Statement of Changes in Equity (continued)

	Shareholders' funds				Total	Non-controlling interests	Total equity
	Share capital	Share premium	Combined capital	Reserves ⁽¹⁾			
	\$ Million	\$ Million	\$ Million	\$ Million	\$ Million	\$ Million	\$ Million
Balance at 1 January 2014	–	–	93	86,002	86,095	3,059	89,154
Profit after taxation	–	–	–	17,068	17,068	248	17,316
Other comprehensive income (loss)							
Translation of financial statements of operations outside Hong Kong – exchange loss	–	–	–	(146)	(146)	(1)	(147)
Investments available for sale – gain in fair value	–	–	–	435	435	–	435
Share of other comprehensive loss of joint ventures	–	–	–	(1,631)	(1,631)	–	(1,631)
Total comprehensive income	–	–	–	15,726	15,726	247	15,973
Change in non-controlling interests	–	–	–	–	–	(195)	(195)
Dividend paid to non-controlling interests	–	–	–	–	–	(294)	(294)
Dividend paid to Cheung Kong (Holdings) Limited and its subsidiaries	–	–	–	(5,567)	(5,567)	–	(5,567)
Balance at 31 December 2014	–	–	93	96,161	96,254	2,817	99,071

(1) Reserves

	Other reserve	Investment revaluation reserve	Exchange reserve	Retained profits	Total
	\$ Million	\$ Million	\$ Million	\$ Million	\$ Million
Balance at 1 January 2015	–	2,037	4,245	89,879	96,161
Profit after taxation	–	–	–	17,113	17,113
Other comprehensive income (loss)	–	174	(3,595)	(49)	(3,470)
Reserve established as a result of Property Businesses Combination	(69,014)	–	–	–	(69,014)
Dividend paid to Cheung Kong (Holdings) Limited and its subsidiaries	–	–	–	(31,154)	(31,154)
Dividend paid to shareholders 2015 interim dividend \$0.35 per share	–	–	–	(1,351)	(1,351)
Balance at 31 December 2015	(69,014)	2,211	650	74,438	8,285
Balance at 1 January 2014	–	1,899	5,725	78,378	86,002
Profit after taxation	–	–	–	17,068	17,068
Other comprehensive income (loss)	–	138	(1,480)	–	(1,342)
Dividend paid to Cheung Kong (Holdings) Limited and its subsidiaries	–	–	–	(5,567)	(5,567)
Balance at 31 December 2014	–	2,037	4,245	89,879	96,161

Consolidated Statement of Cash Flows

For the year ended 31 December 2015

	Note	2015 \$ Million	2014 \$ Million
Operating activities			
Cash generated from operations	(a)	28,746	16,500
Investment in/loan advance to joint ventures		(8,810)	(3,124)
Dividend/loan repayment from joint ventures		1,449	1,161
Interest received		399	62
Profits tax paid		(3,866)	(975)
Net cash from operating activities		17,918	13,624
Investing activities			
Investment in/loan advance to joint ventures		(18)	(85)
Dividend/loan repayment from joint ventures		36	–
Disposal of joint ventures		3,061	3,298
Distribution from associates		286	–
Purchase of investments available for sale		(65)	–
Dividend from investments available for sale		371	209
Disposal of investments available for sale		155	–
Addition of investment properties		(60)	(18)
Addition of fixed assets		(423)	(278)
Business integration with the Hutchison Property Group	(b)	5,420	–
Net cash from investing activities		8,763	3,126
Financing activities			
Borrowing of bank and other loans		61,760	–
Repayment of bank and other loans		(19,396)	(10)
Loan advance from (repayment to) Cheung Kong (Holdings) Limited and its subsidiaries		3,587	(9,184)
Interest paid to Cheung Kong (Holdings) Limited and its subsidiaries		(440)	(1,112)
Dividend paid to Cheung Kong (Holdings) Limited and its subsidiaries		(31,154)	(5,567)
Dividend paid to non-controlling interests		(761)	(294)
Dividend paid to shareholders		(1,351)	–
Decrease in funding from non-controlling interests		(2,732)	(195)
Interest and other finance cost paid		(1,165)	(103)
Net cash from (used in) financing activities		8,348	(16,465)
Net increase in cash and cash equivalents		35,029	285
Translation difference		(843)	–
Cash and cash equivalents at 1 January		10,354	10,069
Cash and cash equivalents at 31 December	(c)	44,540	10,354

Consolidated Statement of Cash Flows (continued)

Notes:

(a) Cash generated from operations

	2015 \$ Million	2014 \$ Million
Profit before taxation	24,213	18,940
Interest income	(332)	(75)
Interest and other finance costs	549	815
Dividend income from investments available for sale	(371)	(361)
Gain on disposal of investments available for sale	–	(137)
Depreciation	508	286
Share of profit of joint ventures	(311)	(2,836)
Share of profit of associates	(67)	–
Increase in fair value of investment properties	(1,408)	(4,542)
Profit on disposal of joint ventures	(1,366)	(2,349)
Others	230	(71)
(Increase) decrease in long term loan receivables	314	(163)
Changes in working capital		
Decrease in stock of properties	14,237	6,976
(Increase) decrease in debtors, deposits and prepayments	(6,118)	773
Increase in restricted bank balances	(637)	–
Increase in creditors and accruals	1,446	633
Decrease in customers' deposits received	(3,351)	(1,154)
(Increase) decrease in amounts due from subsidiaries of Cheung Kong (Holdings) Limited	1,210	(235)
	6,787	6,993
	28,746	16,500

(b) Business integration with the Hutchison Property Group

Pursuant to the Property Businesses Combination as described in Note 1, the business integration with the Hutchison Property Group had the consequences of (i) incorporation of assets and liabilities of the Hutchison Property Group into the consolidated financial statements of the Group; (ii) certain joint ventures of the Cheung Kong Property Group and the Hutchison Property Group becoming subsidiaries of the Group; and (iii) Hui Xian Real Estate Investment Trust, of which both the Cheung Kong Property Group and the Hutchison Property Group had interest, becoming an associate of the Group. The overall impact on the Group's assets and liabilities is summarised as follows:

	\$ Million
Fixed assets	8,841
Investment properties	85,405
Joint ventures	(47,043)
Associates	7,917
Investments available for sale	(2,354)
Long term loan receivables	1,880
Deferred tax assets	1,938
Stock of properties	97,312
Debtors, deposits and prepayments	5,802
Bank balances and deposits	6,104
Bank and other loans – current	(5,629)
Creditors and accruals	(9,168)
Customers' deposits received	(9,610)
Provision for taxation	(1,905)
Bank and other loans – non-current	(13,789)
Deferred tax liabilities	(7,381)
Pension obligations	(131)
Non-controlling interests	(6,779)
Increase in net assets	111,410

and its impact on the Group's cash flow is as follows:

	\$ Million
Increase in bank balances and deposits	6,104
Less: Restricted bank balances	(684)
Increase in cash and cash equivalents	5,420

(c) Cash and cash equivalents

	2015 \$ Million	2014 \$ Million
Bank balances and deposits	45,861	10,354
Less: Restricted bank balances	(1,321)	–
	44,540	10,354

Restricted bank balances represent sale proceeds placed with banks in accordance with the requirements of property development on the Mainland and are restricted for use before certain conditions of the property development are met.



Notes to Consolidated Financial Statements

1. General Information

The Company is an exempted company with limited liability incorporated in the Cayman Islands on 2 January 2015 and its shares have been listed on The Stock Exchange of Hong Kong Limited (“Hong Kong Stock Exchange”) since 3 June 2015. The addresses of its registered office and principal place of business are set out on page 167 of the annual report.

The consolidated financial statements reported in Hong Kong dollars and set out on pages 118 to 153 were approved by the board of directors on 17 March 2016.

In preparation for the listing of the shares of the Company by way of introduction on the Hong Kong Stock Exchange after the completion of the merger proposal concerning CK Hutchison Holdings Limited (“CK Hutchison”) and its subsidiaries (“Cheung Kong Group”) and Hutchison Whampoa Limited and its subsidiaries (“Hutchison Group”), the property businesses of Cheung Kong Group and the companies concerned (“Cheung Kong Property Group”) and the property businesses of Hutchison Group and the companies concerned (“Hutchison Property Group”) were combined (“Property Businesses Combination”) and reorganised to form part of the Group, and shares of the Company were issued immediately thereafter to the shareholders of CK Hutchison by way of capitalisation of share premium established pursuant to the Property Businesses Combination. The completion of Property Businesses Combination took place on 3 June 2015 (“Completion Date”) and the listing of the shares of the Company on the Hong Kong Stock Exchange became effective on the same date.

2. Principal Accounting Policies

(a) Basis of preparation

The consolidated financial statements have been prepared in accordance with International Financial Reporting Standards (“IFRSs”) under the historical cost convention except for investments in securities, investment properties and derivative financial instruments which are stated at fair values as described below in (f), (h) and (l) respectively.

The consolidated financial statements incorporated the assets and liabilities of Cheung Kong Property Group throughout the years presented and upon completion of the Property Businesses Combination, the assets and liabilities of Hutchison Property Group were incorporated using their book values as at the Completion Date. The results and cash flows of Cheung Kong Property Group were incorporated in the consolidated financial statements throughout the years presented whereas the results and cash flows of Hutchison Property Group were incorporated in the consolidated financial statements only for the period from the Completion Date to the year end date.

The International Accounting Standards Board has issued a number of new and revised IFRSs. The adoption of these IFRSs which are effective for the Group’s annual accounting periods beginning on 1 January 2015 has no significant impact on the Group’s results and financial position, and for the following IFRSs which are not yet effective, the Group is in the process of assessing their impact on the Group’s results and financial position.

2. Principal Accounting Policies *(continued)*

(a) Basis of preparation *(continued)*

Effective for the Group's annual accounting periods beginning on 1 January 2016

Amendments to IFRSs	Annual Improvements 2012 – 2014 Cycle
Amendments to IAS 1	Disclosure Initiative
Amendments to IAS 16 and IAS 38	Clarification of Acceptable Methods of Depreciation and Amortisation
Amendments to IAS 16 and IAS 41	Agriculture: Bearer Plants
Amendments to IAS 27	Equity Method in Separate Financial Statements
Amendments to IFRS 10, IFRS 12 and IAS 28	Investment Entities: Applying the Consolidation Exception
Amendments to IFRS 11	Accounting for Acquisitions of Interests in Joint Operations

Effective for the Group's annual accounting periods beginning on 1 January 2017

Amendments to IAS 7	Disclosure Initiative
Amendments to IAS 12	Recognition of Deferred Tax Assets for Unrealised Losses

Effective for the Group's annual accounting periods beginning on 1 January 2018

IFRS 9	Financial Instruments
IFRS 15	Revenue from Contracts with Customers

Effective for the Group's annual accounting periods beginning on 1 January 2019

IFRS 16	Leases
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Effective date not yet determined

Amendments to IFRS 10 and IAS 28	Sale or Contribution of Assets between an Investor and its Associate or Joint Venture
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(b) Consolidation

The consolidated financial statements include the financial statements of the Company and its direct and indirect subsidiaries made up to 31 December, and incorporate the Group's interests in joint ventures and associates as described below in (d) and (e) respectively.

Results of subsidiaries, joint ventures and associates acquired or disposed of during the year are included as from their effective dates of acquisition to the end of the year or up to the dates of disposal as the case may be. Goodwill on acquisition of subsidiaries is carried at cost and reviewed for impairment annually. Impairment, if any, is charged to consolidated income statement.

Notes to Consolidated Financial Statements (continued)

2. Principal Accounting Policies (continued)

(c) Subsidiaries

A subsidiary is an entity which the Group has (i) power over the entity; (ii) exposure, or rights, to variable returns from involvement with the entity; and (iii) ability to use power over the entity to affect the amount of return.

(d) Joint ventures

A joint venture is an entity in which the Group has a long term equity interest and of which the Group shares joint control with other parties under contractual arrangements on decisions that significantly affect its returns.

Investments in joint ventures are carried in the consolidated financial statements at cost plus the Group's share of their post-acquisition results less dividends received and provision for impairment.

Results of joint ventures are incorporated in the consolidated financial statements to the extent of the Group's share of their total comprehensive income based on their financial statements made up to 31 December and after adjusting, where necessary, to ensure consistency with the Group's accounting policies.

(e) Associates

An associate is an entity, other than a subsidiary or a joint venture, in which the Group has a long term equity interest and significant influence over its management.

Investments in associates are carried in the consolidated financial statements at cost plus the Group's share of their post-acquisition results less dividends/distributions received and provision for impairment.

Results of associates are incorporated in the consolidated financial statements to the extent of the Group's share of their total comprehensive income based on their financial statements made up to 31 December and after adjusting, where necessary, to ensure consistency with the Group's accounting policies.

(f) Investments in securities

Investments in securities, other than subsidiaries, joint ventures or associates, are classified as either investments held for trading or investments available for sale, and stated at fair value. Changes in fair value of investments held for trading are included in income statement. Changes in fair value of investments available for sale are recognised in other comprehensive income and reclassified to profit or loss upon disposal.

Investments available for sale are reviewed for impairment when there are significant or prolonged declines in fair value of equity securities below investment costs or when there are observable evidences that investment costs of debt securities cannot be recovered in full. Impairment, if any, is charged to income statement and is not reversible except for increase in fair value of debt securities in a subsequent period that can be objectively related to events occurring after the impairment is recognised.

Purchase and sale of investments in securities are accounted for on a trade date basis.

2. Principal Accounting Policies *(continued)*

(g) Fixed assets

Fixed assets are stated at cost less depreciation and provision for impairment.

For hotel and serviced suite properties and properties for own use, leasehold land is amortised over the remaining term of the lease on a straight-line basis and buildings are depreciated over the shorter of 50 years or the remaining term of the lease of the underlying leasehold land. Other fixed assets are depreciated on a straight-line basis at annual rates from 5% to 33 $\frac{1}{3}$ % based on their respective estimated useful lives.

(h) Investment properties

Investment properties, which are held for rental, are stated at fair value. Investment properties under development are stated at fair value when fair values become reliably determinable or upon completion of construction, whichever is the earlier, otherwise at cost less provision for impairment. Changes in fair value are included in income statement.

(i) Loan receivables

Loan receivables are non-derivative financial assets with fixed or determinable payments. Loan receivables are recognised initially at fair value and subsequently carried at amortised cost using the effective interest method less provision for impairment.

(j) Stock of properties

Stock of properties are stated at the lower of cost and net realisable value. Net realisable value is determined with reference to sale proceeds received after year end date less selling expenses, or by management estimates based on prevailing market conditions.

Costs of properties include acquisition costs, development expenditure, interest and other costs attributable to the properties. Carrying values of properties held by subsidiaries are adjusted in the consolidated financial statements to reflect the Group's actual costs incurred where appropriate.

(k) Debtors

Debtors are recognised initially at fair value and subsequently carried at amortised cost using the effective interest method less provision for impairment.

Notes to Consolidated Financial Statements (continued)

2. Principal Accounting Policies (continued)

(l) Derivative financial instruments and hedge accounting

Derivative financial instruments are stated at fair value. For derivative financial instruments that qualify for hedge accounting and are designated as (i) fair value hedges – changes in fair value are included in income statement together with changes in fair value of the hedged assets or liabilities that are attributable to the hedged risk; and (ii) net investment hedges – changes in fair value are recognised in other comprehensive income. For derivative financial instruments that do not qualify for hedge accounting, changes in fair value are included in income statement.

Cumulative gain or loss on net investment hedges, previously recognised in other comprehensive income, is reclassified to profit or loss upon disposal of the investment hedged.

(m) Bank and other loans

Bank and other loans are recognised initially at fair value and subsequently carried at amortised cost using the effective interest method.

(n) Creditors

Creditors are recognised initially at fair value and subsequently carried at amortised cost using the effective interest method.

(o) Pension obligations

Defined benefit pension obligations are measured at the present value of estimated future cash outflows, using discount rates by reference to market yields of high quality bonds at the year end date, less the fair value of pension scheme assets.

Costs of providing defined benefit pensions are charged to income statement using the projected unit credit method to spread the costs over the employees' future service lives. Gain or loss on remeasurement of defined benefit obligations is recognised in other comprehensive income.

Contributions to defined contribution schemes are charged to income statement when they are incurred.

(p) Revenue recognition

When properties under development are sold, income is recognised when the property development is completed with the relevant occupation permit issued by the authorities and significant risks and rewards of the properties are passed to the purchasers. Payments received from purchasers prior to this stage are accounted for as customers' deposits received.

Rental income is recognised on a straight-line basis over the term of the lease. Income from property and project management is recognised when services are rendered. Revenue from hotel and serviced suite operation is recognised upon provision of services. Interest income is recognised on a time proportion basis using the effective interest method and dividend income is recognised when the right to receive payment is certain.

2. Principal Accounting Policies *(continued)*

(q) Foreign exchange

Monetary assets and liabilities denominated in foreign currencies are translated at the rates of exchange ruling at the year end date. Transactions in foreign currencies are converted at the rates of exchange ruling at the transaction dates. Exchange differences are included in income statement.

For translation of financial statements of subsidiaries, joint ventures and associates denominated in foreign currencies into Hong Kong dollars for consolidation, assets and liabilities are translated at the exchange rates prevailing at the year end date and results are translated at the average rates of exchange during the year. Exchange differences are recognised in other comprehensive income.

(r) Taxation

Hong Kong profits tax is provided for, using the enacted rate at the year end date, on the estimated assessable profits less available tax relief for losses brought forward of each individual company comprising the Group. Tax outside Hong Kong is provided for, using the local enacted rates at the year end date, on the estimated assessable profits of the individual company concerned.

Deferred tax liabilities are provided in full, based on the applicable enacted rates, on all temporary differences between the carrying amounts of assets and liabilities and their tax bases, and deferred tax assets are recognised, based on the applicable enacted rates, to the extent that it is probable that future taxable profits will be available against which the deductible temporary differences and unused tax losses can be utilised.

(s) Borrowing costs

Borrowing costs are charged to income statement when they are incurred unless they are capitalised as being directly attributable to the acquisition and development of properties which necessarily take a substantial period of time to complete.

Notes to Consolidated Financial Statements (continued)

3. Revenue and Profit Contribution

The principal activities of the Group are property development and investment, hotel and serviced suite operation, and property and project management.

Revenue comprises the Group's proceeds from property sales, property rental income, revenue from hotel and serviced suite operation, income from property and project management, and the Group's share of revenue of joint ventures.

Revenue by operating activities for the year is as follows:

	Group		Joint ventures		Total	
	2015 \$ Million	2014 \$ Million	2015 \$ Million	2014 \$ Million	2015 \$ Million	2014 \$ Million
Property sales	48,141	19,389	918	6,959	49,059	26,348
Property rental	4,935	1,908	203	423	5,138	2,331
Hotel and serviced suite operation	3,767	2,213	238	682	4,005	2,895
Property and project management	437	528	154	125	591	653
	57,280	24,038	1,513	8,189	58,793	32,227

During the year, revenue generated by the Group's operating activities including joint ventures outside Hong Kong accounted for 58% (2014 – 24%) of the total revenue and was derived from the following locations:

	2015 \$ Million	2014 \$ Million
The Mainland	30,271	6,352
Singapore	3,781	1,262
Others	175	9
	34,227	7,623

3. Revenue and Profit Contribution *(continued)*

Profit contribution by operating activities for the year is as follows:

	Group		Joint ventures		Total	
	2015 \$ Million	2014 \$ Million	2015 \$ Million	2014 \$ Million	2015 \$ Million	2014 \$ Million
Property sales	15,469	6,577	53	1,924	15,522	8,501
Property rental	4,398	1,769	115	300	4,513	2,069
Hotel and serviced suite operation	1,206	952	73	275	1,279	1,227
Property and project management	176	154	81	61	257	215
	21,249	9,452	322	2,560	21,571	12,012
Interests in real estate investment trusts					500	537
					22,071	12,549
Interest and other finance costs					(549)	(815)
Increase in fair value of investment properties						
Group					1,408	4,542
Joint ventures					16	510
Profit on disposal of joint ventures					1,366	2,349
Others					43	529
Taxation						
Group					(6,305)	(1,624)
Joint ventures					(142)	(724)
Profit attributable to non-controlling interests					(795)	(248)
Profit attributable to shareholders					17,113	17,068

4. Service Fees

Service fees were paid to Cheung Kong (Holdings) Limited for operational and administrative services provided to the Group before the Completion Date.

Notes to Consolidated Financial Statements (continued)

5. Profit before Taxation

	2015 \$ Million	2014 \$ Million
Profit before taxation is arrived at after charging:		
Interest and other finance costs		
Cheung Kong (Holdings) Limited and its subsidiaries	355	1,142
Bank and others	1,032	103
	1,387	1,245
Less: Amount capitalised (note (a))	(838)	(430)
	549	815
Directors' emoluments (note (b))		
Salaries, allowances and benefits in kind	80	–
Pension scheme contribution	8	–
Discretionary bonus	143	–
	231	–
Auditors' remuneration	19	6
Costs of properties sold	29,797	11,708
Exchange difference	256	30
and after crediting:		
Interest income		
Bank balances and deposits	266	47
Loan receivables	47	8
Loan to joint ventures	19	20
Dividend income from investments available for sale	371	361
Gain on disposal of investments available for sale	–	137

Notes:

- (a) Interest and other finance costs were capitalised to property development projects at various annual rates which on average was 2.7% (2014 – 1.5%) during the year.

5. Profit before Taxation (continued)

- (b) Directors' emoluments which comprised payments to directors (including the five highest paid individuals in the Group) in connection with the management of affairs of the Company and its subsidiaries are as follows:

	Director's Fees \$ Million	Salaries, Allowances and Benefits in Kind \$ Million	Pension Scheme Contribution \$ Million	Discretionary Bonus \$ Million	Inducement or Compensation Fee \$ Million	2015 Total \$ Million
Li Ka-shing	0.01	-	-	-	-	0.01
Li Tzar Kuo, Victor	0.19	25.39	2.54	47.86	-	75.98
Kam Hing Lam	0.19	12.39	1.24	0.93	-	14.75
Ip Tak Chuen, Edmond	0.19	10.17	1.02	6.90	-	18.28
Chung Sun Keung, Davy	0.19	6.31	0.63	19.18	-	26.31
Chiu Kwok Hung, Justin	0.19	6.42	0.64	19.19	-	26.44
Chow Wai Kam	0.19	2.80	0.24	14.25	-	17.48
Pau Yee Wan, Ezra	0.19	7.16	0.71	15.22	-	23.28
Woo Chia Ching, Grace	0.19	7.16	0.71	19.11	-	27.17
Cheong Ying Chew, Henry	0.35	-	-	-	-	0.35
Chow Nin Mow, Albert	0.30	-	-	-	-	0.30
Hung Siu-lin, Katherine	0.35	-	-	-	-	0.35
Simon Murray	0.19	-	-	-	-	0.19
Yeh Yuan Chang, Anthony	0.19	-	-	-	-	0.19
Total for the year 2015	2.91	77.80	7.73	142.64	-	231.08

All directors (except for the Chairman) are entitled to receive an annual fee of \$220,000 each. The independent non-executive directors acting as members of Audit Committee and/or Remuneration Committee are entitled to receive an additional annual fee of \$130,000 each for the former and \$60,000 each for the latter. Other than a director's fee of \$5,000 (rounded to \$0.01 million for presentation), no other remuneration is paid to the Chairman, Mr. Li Ka-shing. Director's fee for the year was paid for the period from the date of appointment or 26 February 2015, whichever is the later, to the year end date.

In 2014, emoluments of the five highest paid individuals in the Group consisted of salaries, allowances and benefits in kind – \$16 million, pension scheme contribution – \$2 million and discretionary bonus – \$5 million, and were within the following bands:

	No. of employee
\$2,500,001 – \$3,000,000	1
\$3,500,001 – \$4,000,000	2
\$4,500,001 – \$5,000,000	1
\$8,000,001 – \$8,500,000	1

Notes to Consolidated Financial Statements (continued)

6. Taxation

	2015 \$ Million	2014 \$ Million
Current tax		
Hong Kong	1,414	1,364
Outside Hong Kong	3,359	231
Deferred tax	1,532	29
	6,305	1,624

Hong Kong profits tax has been provided for at the rate of 16.5% (2014 – 16.5%) on the estimated assessable profits for the year. The Group's profit before share of results of joint ventures and associates is reconciled with taxation as follows:

	2015 \$ Million	2014 \$ Million
Profit before taxation	24,213	18,940
Less: Share of profit of joint ventures	(311)	(2,836)
Share of profit of associates	(67)	–
	23,835	16,104
At Hong Kong tax rate of 16.5% (2014 – 16.5%)	3,933	2,657
Effect of tax rate differences at locations outside Hong Kong	2,975	(49)
Dividend income	(61)	(60)
Increase in fair value of investment properties	(269)	(749)
Net effect of tax losses and deductible temporary differences utilised/not recognised	(82)	(8)
Net effect of non-assessable/deductible items	(50)	(13)
Tax provision in prior year written back	(129)	(149)
Others	(12)	(5)
	6,305	1,624

7. Earnings Per Share

The calculation of earnings per share is based on profit attributable to shareholders and on 3,859,678,500 shares issued on the Completion Date as if such number of shares had been in issue throughout the years concerned.

8. Dividends

Dividends paid and declared for the year by the Company are as follows:

	2015 \$ Million
Interim dividend paid at \$0.35 per share	1,351
Final dividend proposed at \$1.05 per share	4,053
	5,404

At the year end date, the Company's reserves available for distribution to shareholders amounted to \$257,606 million.

9. Fixed Assets

	Hotels and serviced suites \$ Million	Hotels and serviced suites under development \$ Million	Land and buildings \$ Million	Other assets \$ Million	Total \$ Million
Cost					
At 1 January 2014	11,673	1,176	–	931	13,780
Translation difference	(2)	–	–	(1)	(3)
Additions	37	143	–	98	278
Disposals	–	–	–	(32)	(32)
At 31 December 2014	11,708	1,319	–	996	14,023
Business integration with the Hutchison Property Group	9,248	134	3,614	2,201	15,197
Translation difference	(81)	–	(18)	(39)	(138)
Additions/cost adjustments	(77)	237	1	254	415
Disposals	(1)	–	–	(90)	(91)
At 31 December 2015	20,797	1,690	3,597	3,322	29,406
Accumulated depreciation/ provisions					
At 1 January 2014	3,001	–	–	837	3,838
Translation difference	(1)	–	–	–	(1)
Depreciation	242	–	–	44	286
Disposals	–	–	–	(28)	(28)
At 31 December 2014	3,242	–	–	853	4,095
Business integration with the Hutchison Property Group	4,231	–	384	1,741	6,356
Translation difference	(38)	–	(7)	(34)	(79)
Depreciation	341	–	52	115	508
Disposals	(1)	–	–	(87)	(88)
At 31 December 2015	7,775	–	429	2,588	10,792
Net book value					
At 31 December 2015	13,022	1,690	3,168	734	18,614
At 31 December 2014	8,466	1,319	–	143	9,928

Notes to Consolidated Financial Statements (continued)

9. Fixed Assets (continued)

At the year end date, fixed assets with carrying values amounting to \$16,809 million (2014 – \$9,372 million) and \$1,805 million (2014 – \$556 million) were located in Hong Kong and outside Hong Kong respectively.

Depreciation for the year analysed by operating activities is as follows:

	2015 \$ Million	2014 \$ Million
Property sales	11	–
Property rental	54	–
Hotel and serviced suite operation	426	282
Property and project management	17	4
	508	286

Valuation of hotels and serviced suites and land and buildings as at 28 February 2015 amounting to \$76,752 million was included in the listing document of the Company dated 8 May 2015. Had these properties been stated at such valuation, additional depreciation of \$1,228 million would be charged to income statement.

10. Investment Properties

	Properties completed \$ Million	Properties under development \$ Million	Total \$ Million
At 1 January 2014	28,777	–	28,777
Additions/cost adjustments	(34)	–	(34)
Increase in fair value	4,542	–	4,542
At 31 December 2014	33,285	–	33,285
Business integration with the Hutchison Property Group	85,021	384	85,405
Translation difference	(239)	–	(239)
Additions	91	9	100
Increase in fair value	1,368	40	1,408
At 31 December 2015	119,526	433	119,959

Gross rental income and direct operating expenses of investment properties for the year amounted to \$4,719 million (2014 – \$1,761 million) and \$111 million (2014 – \$12 million) respectively.

10. Investment Properties *(continued)*

At the year end date:

- (a) investment properties with carrying values amounting to \$114,187 million (2014 – \$33,285 million) and \$5,772 million (2014 – Nil) were located in Hong Kong and outside Hong Kong respectively;
- (b) investment properties were fair valued by DTZ Debenham Tie Leung Limited, independent professional valuers;
- (c) fair values of investment properties were derived using the income capitalisation method which was based on capitalisation of net income and reversionary income potential by adopting appropriate capitalisation rates ranging from 4% to 8% (2014 – 4% to 8%) and the capitalisation rates adopted for major investment properties were as follows:
 - (i) Cheung Kong Center (commercial office property) 4.75%
 - (ii) The Center (commercial office property) 5.00%
 - (iii) 1881 Heritage (retail shopping mall) 5.25%
 - (iv) Whampoa Garden (retail shopping mall) 5.125%
- (d) fair values of investment properties under development were derived using the residual method which took the capital values of investment properties, assuming completion at the year end date, and deducted the estimated costs to completion and a profit and risk margin of the development; capital values were derived using the income capitalisation method as described in (c) above by adopting a capitalisation rate of 5%; and
- (e) the capitalisation rates adopted are based on analysis of relevant market transactions and interpretation of prevailing market expectations and are inversely related to the values derived.

11. Joint Ventures

	2015 \$ Million	2014 \$ Million
Investments in joint ventures – unlisted	2,751	13,007
Share of results less dividends	613	23,614
	3,364	36,621
Amounts due from joint ventures	1,029	9,276
	4,393	45,897

Notes to Consolidated Financial Statements (continued)

11. Joint Ventures (continued)

The Group's share of results of joint ventures for the year are as follows:

	2015 \$ Million	2014 \$ Million
Net profit	311	2,836
Other comprehensive loss	(175)	(1,631)
Total comprehensive income	136	1,205

At the year end date, amounts due from joint ventures included the following:

	2015 \$ Million	2014 \$ Million
Interest bearing loans – repayable within 5 years	640	955
Non-interest bearing loans – no fixed repayment terms	389	8,321
	1,029	9,276

12. Associates

	2015 \$ Million	2014 \$ Million
Investments in an associate – listed in Hong Kong	7,962	–
Share of results less distributions	(219)	–
	7,743	–

Particulars of associate at the year end date are as follows:

Name	Effective percentage of ownership interest held by the Group	Principal activities and place of business
Hui Xian Real Estate Investment Trust (“Hui Xian REIT”)	32.4%	Investment in office, retail properties, hotels and serviced suites on the Mainland

Distributions received from Hui Xian REIT after it became an associate on the Completion Date amounted to \$286 million. At the year end date, market value of investments in Hui Xian REIT based on quoted market price was \$6,956 million.

12. Associates (continued)

Summarised financial information of Hui Xian REIT is set out below:

	2015 RMB Million
Revenue	3,050
Profit for the year attributable to unitholders	168
Current assets	6,422
Non-current assets	40,282
Distribution payable	(719)
Other current liabilities	(2,356)
Non-current liabilities	(15,816)
Non-controlling interest	(256)
Net assets attributable to unitholders	27,557
	\$ Million
Net assets before distribution payable attributable to the Group and translated into Hong Kong dollars	10,994

13. Investments Available for Sale

	2015 \$ Million	2014 \$ Million
Listed investments		
Equity securities – listed in Hong Kong	3,121	4,716
Equity securities – listed outside Hong Kong	2,330	2,449
	5,451	7,165
Unlisted investments		
Equity securities	–	7
	5,451	7,172

Notes to Consolidated Financial Statements (continued)

14. Deferred Tax Assets / Liabilities

	2015 \$ Million	2014 \$ Million
Deferred tax assets	2,256	–
Deferred tax liabilities	(10,096)	(999)
Net deferred tax liabilities	(7,840)	(999)

Movements of net deferred tax liabilities during the year are as follows:

	2015 \$ Million	2014 \$ Million
At 1 January	(999)	(966)
Business integration with the Hutchison Property Group	(5,443)	–
Translation difference	134	(4)
Net (charge) credit to consolidated income statement		
Accelerated tax depreciation	(99)	(61)
Fair value changes of investment properties	55	–
Property appreciation	(954)	–
Tax losses	(176)	31
Tax on undistributed profits	(278)	1
Other temporary differences	(80)	–
At 31 December	(7,840)	(999)

Net deferred tax liabilities at the year end date are analysed as follows:

	2015 \$ Million	2014 \$ Million
Accelerated tax depreciation	(2,971)	(869)
Fair value changes of investment properties	(546)	–
Property appreciation	(3,481)	(84)
Tax losses	750	78
Tax on undistributed profits	(1,345)	(35)
Other temporary differences	(247)	(89)
Net deferred tax liabilities	(7,840)	(999)

At the year end date, unutilised tax losses and deductible temporary differences amounting to \$7,285 million (2014 – \$2,479 million) were not accounted for, of which \$119 million (2014 – Nil) had expiry dates within 5 years.

15. Stock of Properties

	2015 \$ Million	2014 \$ Million
Properties for/under development	99,481	47,292
Joint development projects	17,952	21,903
Properties for sale	35,868	4,064
	153,301	73,259

At the year end date:

- (a) stock of properties amounting to \$65,109 million (2014 – \$67,990 million) and \$88,192 million (2014 – \$5,269 million) were located in Hong Kong and outside Hong Kong respectively; and
- (b) properties for/under development and joint development projects amounting to \$72,888 million (2014 – \$43,217 million) were not scheduled for completion within twelve months.

16. Debtors, Deposits and Prepayments

	2015 \$ Million	2014 \$ Million
Trade debtors	9,359	1,549
Loan receivables	1,430	13
Deposits, prepayments and others	1,546	248
	12,335	1,810

The Group's trade debtors comprise mainly receivables for sales and leasing of properties. Sales terms vary for different development projects and are determined with reference to the prevailing market conditions. Sales of properties are normally completed when sales prices are fully paid in accordance with the terms of sale and purchase agreements and deferred payment terms are sometimes offered to purchasers at a premium. Rentals and deposits are payable in advance by tenants as set out in the terms of tenancy agreements.

At the year end date, ageing analysis of trade debtors with reference to the terms of the agreements was as follows:

	2015 \$ Million	2014 \$ Million
Current to one month	9,244	1,487
Two to three months	60	43
Over three months	55	19
	9,359	1,549

Notes to Consolidated Financial Statements (continued)

16. Debtors, Deposits and Prepayments (continued)

and ageing analysis of trade debtors past due but not impaired was as follows:

	2015 \$ Million	2014 \$ Million
Overdue within one month	93	47
Overdue for two to three months	60	39
Overdue over three months	55	18
	208	104

17. Bank and Other Loans

	2015 \$ Million	2014 \$ Million
Bank loans repayable		
within 1 year	5,772	–
after 1 year but not exceeding 2 years	5,403	–
after 2 years but not exceeding 5 years	46,333	–
after 5 years	3,481	–
	60,989	–
Other loans repayable		
within 1 year	–	250
after 1 year but not exceeding 2 years	–	50
after 2 years but not exceeding 5 years	–	300
	–	600
	60,989	600
Less: Amounts classified under current liabilities	(5,772)	(250)
Amounts classified under non-current liabilities	55,217	350

At the year end date:

- bank loans amounting to \$11,816 million were secured by certain property assets of the Group;
- bank loans denominated in currencies other than RMB carried interest at rates generally based on inter-bank offered rates of the relevant currency plus a margin of approximately 1% per annum; and
- bank loans denominated in RMB carried interest at rates generally within the range from 90% to 110% of the rates prescribed by the People's Bank of China.

18. Creditors and Accruals

	2015 \$ Million	2014 \$ Million
Trade creditors	5,056	1,618
Accruals and other creditors	9,729	2,884
	14,785	4,502

At the year end date, ageing analysis of trade creditors with reference to invoice dates and credit terms was as follows:

	2015 \$ Million	2014 \$ Million
Current to one month	4,956	1,563
Two to three months	48	24
Over three months	52	31
	5,056	1,618

19. Employees Pension Schemes

The principal employees pension schemes operated by the Group include defined contribution schemes and defined benefit schemes, the assets of which are held independently of the Group's assets.

(a) Defined contribution schemes

The Group's defined contribution schemes include occupational retirement schemes and mandatory pension schemes. For occupational retirement schemes, contributions are made either by the employer only or by both the employer and the employees at rates from 5% to 10% of the employees' salary. For mandatory pension schemes, contributions are made by both the employer and the employees based on the employees' relevant monthly income in accordance with statutory requirements.

During the year, the Group's contribution to defined contribution schemes amounted to \$212 million (2014 – \$70 million) and forfeited contributions amounting to \$2 million (2014 – Nil) were used to reduce current year's contributions.

Notes to Consolidated Financial Statements (continued)

19. Employees Pension Schemes (continued)

(b) Defined benefit schemes

The Group's principal defined benefit schemes include (i) benefits provided on the greater of employer and employee vested contributions plus an annual interest thereon generally at 6% and the benefits calculated by a formula based on the final salary and years of service ("Scheme A"); and (ii) benefits provided based on the employer vested contributions plus an annual interest thereon at 5% per annum ("Scheme B").

During the year, the Group's pension obligation costs incurred on defined benefit schemes amounted to \$90 million (2014 – Nil) and contributions amounting to \$43 million (2014 – Nil) were made as required to fund the schemes. Forfeited contributions amounting to \$5 million (2014 – Nil) were used to reduce current year's contributions.

Pension obligations at the year end date is analysed as follows:

	2015 \$ Million	2014 \$ Million
Present value of defined benefit obligations	960	–
Fair value of scheme assets	(782)	–
Pension obligations	178	–

A formal independent actuarial valuation as at 1 August 2015 for Scheme A's funding purpose reported a funding level of 111% of the accrued actuarial liabilities on an ongoing basis. The valuation used the attained age valuation method and the main assumptions are an investment return of 5.5% per annum and salary increases of 4% per annum. The valuation was performed by Tian Keat Aun, a Fellow of The Institute and Faculty of Actuaries, of Towers Watson Hong Kong Limited. At the year end date, the vested benefits under Scheme B were fully funded.

20. Share Capital / Share Premium

	No. of Shares	Share Capital \$	Share Premium \$ Million
Authorised share capital (note (a))			
Shares of \$1 each			
At 2 January 2015 (date of incorporation)	380,000	380,000	
Increase on 4 May 2015	7,999,620,000	7,999,620,000	
At 31 December 2015	8,000,000,000	8,000,000,000	
Issued share capital			
Shares of \$1 each issued			
Share of \$1 issued at par (note (b))	1	1	–
Share of \$1 issued at premium (note (c))	1	1	254,811
Share of \$1 each issued at par to the shareholders of CK Hutchison (note (d))	3,859,678,500	3,859,678,500	(3,860)
Cancellation of shares of \$1 each issued (note (e))	(2)	(2)	–
At 31 December 2015	3,859,678,500	3,859,678,500	250,951

Notes:

- (a) The Company was incorporated with an authorised share capital of \$380,000 divided into 380,000 shares of \$1 each. On 4 May 2015, the authorised share capital of the Company was increased to \$8,000 million by the creation of an additional 7,999,620,000 shares of \$1 each.
- (b) One share of \$1 was issued to CK Hutchison at par.
- (c) One share of \$1 was issued at premium for an amount of \$254,811 million to CK Hutchison pursuant to the Property Businesses Combination on the Completion Date.
- (d) Upon completion of the Property Businesses Combination, 3,859,678,500 shares of \$1 each were issued and credited as fully paid at par to the shareholders of CK Hutchison by way of capitalisation of an amount of \$3,860 million standing to the credit of the share premium account.
- (e) The shares issued to CK Hutchison in notes (b) and (c) above were surrendered to the Company for cancellation at nil consideration immediately after the issuance of shares mentioned in note (d) above.

Notes to Consolidated Financial Statements (continued)

21. Operating Lease

Analysis of future minimum lease income for property rental receivable by the Group at the year end date under non-cancellable operating leases, mainly on 2 to 12 year terms, is as follows:

	2015 \$ Million	2014 \$ Million
Future minimum lease income receivable		
not later than 1 year	6,540	1,202
later than 1 year but not later than 5 years	10,332	1,022
later than 5 years	2,013	–
	18,885	2,224

22. Charges on Assets

At the year end date, certain property assets of the Group amounting to \$21,450 million (2014 – Nil) were charged for bank loans obtained for property projects on the Mainland and overseas.

23. Commitments

At the year end date, the Group had capital commitments for additions of (i) fixed assets amounting to \$1,001 million (2014 – \$408 million); and (ii) investment properties amounting to \$579 million (2014 – Nil).

24. Contingent Liabilities

At the year end date, the Group provided guarantees to (i) the land provider of a joint development project for the minimum share of revenue amounting to \$576 million (2014 – \$588 million); and (ii) various banks on the Mainland for mortgage loans provided to purchasers of properties developed and sold by the Group amounting to \$1,678 million (2014 – Nil).

25. Related Party Transactions

During the year, interest amounting to \$355 million (2014 – \$1,142 million) were paid to Cheung Kong (Holdings) Limited and its subsidiaries on interest bearing loans and service fees amounting to \$357 million (2014 – \$892 million) were paid to Cheung Kong (Holdings) Limited for operational and administrative services provided to the Group before the Completion Date.

Other than the aforesaid, there were no other significant related party transactions requiring disclosure in the consolidated financial statements.

26. Financial Risks and Management

Financial assets and financial liabilities of the Group include investments available for sale, cash balances maintained for liquidity, trade debtors, loan and other receivables, creditors and borrowings. The Group's treasury policies and how the management manages to mitigate the risks associated with these financial assets and financial liabilities are described below:

(a) Treasury policies

The Group maintains a conservative approach on foreign exchange exposure management and borrows principally on a floating rate basis. The Group manages and reviews its exposure to foreign exchange rates and interest rates on a regular basis. At times of exchange rate or interest rate uncertainty or volatility and when appropriate, hedging instruments including swaps and forwards are used in the management of exposure to foreign exchange rate and interest rate fluctuations.

At the year end date, approximately 73.7% of the Group's bank borrowings were in HK\$ and US\$, with the balance in RMB and GBP mainly for the purpose of financing property projects on the Mainland and in the United Kingdom. The Group derives its revenue from property development mainly in HK\$ and RMB and maintains cash balances substantially in HK\$ and RMB. Income in foreign currencies, including GBP and SGD, is also derived from the Group's overseas property projects and cash in these currencies is maintained for operational requirements.

(b) Risk management

Cash balances maintained for liquidity are placed with a number of major banks. Loan receivables normally carry interest at rates with reference to banks' lending rates and are secured by charge on assets. Trade debtors include mainly receivables arising from sales and leasing of properties. Regular review and follow-up actions are carried out on overdue amounts to minimise credit risk exposures.

The exposure of investments available for sale to price changes is managed by closely monitoring changes in market conditions that may have an impact on market prices or factors affecting the fair value. If the fair value of the investments available for sale was 5% higher/lower at the year end date, the Group's investment revaluation reserve would increase/decrease by approximately \$273 million (2014 – \$359 million).

The Group's borrowings are exposed to interest rate fluctuation. It is estimated that an increase/decrease of 1% in interest rates would increase/decrease the Group's interest costs for the year by approximately \$610 million (2014 – \$6 million) assuming the change in interest rates had been applied to the Group's borrowings at the year end date which were kept constant throughout the year, and the amount of interest costs capitalised would increase/decrease by approximately \$369 million (2014 – Nil) based on the proportion of interest and other finance costs capitalised during the year.

At the year end date, foreign exchange risk of the subsidiaries with functional currency in HK\$ arose mainly from bank balances denominated in RMB. It is estimated that if RMB had strengthened/weakened against HK\$ by 5% at the year end date, the Group's profit after taxation would increase/decrease by approximately \$263 million (2014 – Nil).

Notes to Consolidated Financial Statements (continued)

26. Financial Risks and Management (continued)**(c) Liquidity management**

The Group monitors its liquidity requirements on a short to medium term basis and arranges bank and other borrowings accordingly. With plenty of cash on hand as well as available banking facilities, the Group's liquidity position remains strong and the Group has sufficient financial resources to satisfy its commitments and working capital requirements.

The contractual undiscounted cash flows (including interest payments computed at rates at the year end date) of the Group's borrowings by contractual maturities at the year end date are as follows:

	2015 \$ Million	2014 \$ Million
Within 1 year	6,985	279
After 1 year but not exceeding 2 years	6,343	66
After 2 years but not exceeding 5 years	47,257	328
After 5 years	3,946	–
	64,531	673

27. Fair Value Measurement

At the year end date, investments available for sale were measured at fair value based on quoted prices in active markets and the carrying amounts of the Group's other financial assets and financial liabilities approximated their fair values.

Investments available for sale amounted to \$7 million (measured at fair value based on value inputs that are not observable market data) were disposed of during the year.

28. Capital Management

The Group manages its capital to ensure that it will be able to continue as a going concern while maximising returns to the shareholders through the optimisation of debt and equity balance. The capital structure of the Group consists of bank loans as detailed in note 17, bank balances and deposits, shareholders' funds (comprising share capital, share premium and reserves) and non-controlling interests as detailed in the consolidated statement of financial position. The Group reviews its capital structure on a regular basis and maintains a low net debt to net total capital ratio.

The net debt to net total capital ratio at the year end date is as follows:

	2015 \$ Million
Bank loans	60,989
Less: Bank balances and deposits	(45,861)
Net debt	15,128
Total equity	269,687
Net debt	15,128
Net total capital	284,815
Net debt to net total capital ratio	5.3%

29. Statement of Financial Position of the Company

	As at 31/12/2015 \$ Million
Non-current assets	
Fixed assets	3
Subsidiaries (note (a))	249,677
	249,680
Current assets	
Debtors, deposits and prepayments	41
Bank balances and deposits	12,084
	12,125
Current liabilities	
Creditors and accruals	326
Provision for taxation	13
	339
Net current assets	11,786
Net assets	261,466
Representing:	
Share capital	3,860
Share premium	250,951
Retained profits (note (b))	6,655
Shareholders' funds	261,466

Notes:

- (a) Particulars regarding the principal subsidiaries are set out in Appendix I.
- (b) Movements of retained profits are as follows:

	\$ Million
At 2 January 2015 (date of incorporation)	–
Profit for the period	8,006
Dividend paid	(1,351)
At 31 December 2015	6,655

Li Ka-shing
Director

Ip Tak Chuen, Edmond
Director

Principal Subsidiaries

Appendix I

The directors are of the opinion that a full list of all the subsidiaries will result in particulars of excessive length. Therefore the following list contains only the particulars of the subsidiaries which materially contributed to the revenue, results, net assets or business aspects of the Group. Unless otherwise stated, the companies listed below were incorporated in Hong Kong and their principal area of operation was in Hong Kong.

Name		Paid up share/ registered capital	Effective percentage held by the Group	Principal activities
Albany Investments Limited	HK\$	1	100	Property development
Beijing Chang Le Real Estates Development Co., Ltd. ^{1*}	US\$	29,000,000	100	Property development
Beijing Po Garden Real Estates Development Co., Ltd. ^{1*}	US\$	29,000,000	100	Property development
Bermington Investment Limited	HK\$	2	100	Hotel & serviced suite operation
Bradford Investments Limited	HK\$	1	80	Property development
Bristow Investments Limited	HK\$	1	100	Property development
Carlford Investments Limited	HK\$	1	100	Property development
Cheung Kong Property Development Limited	HK\$	2	100	Project management
Citybase Property Management Limited	HK\$	100,000	100	Property management
CK Property Finance Limited ⁷	US\$	1	100	Finance
Consolidated Hotels Limited	HK\$	78,000,000	39	Hotel & serviced suite operation
Crown Treasure Investments Limited	HK\$	1	100	Property development
Elbe Office Investments Limited	HK\$	2	100	Property investment
Fantastic State Limited	HK\$	2	100	Property development
Flying Snow Limited	HK\$	2	100	Property investment
Goodwell Property Management Limited	HK\$	100,000	100	Property management
Great Art Investment Limited	HK\$	1	100	Property development
Great Wall Hotel Joint Venture of Beijing ^{2*}	US\$	40,000,000	49.82	Hotel & serviced suite operation
Harbour Grand Hong Kong Limited	HK\$	2	100	Hotel & serviced suite operation
Harbour Plaza 8 Degrees Limited	HK\$	2	100	Hotel & serviced suite operation
Harbour Plaza Chongqing Company Limited ^{4*}	US\$	22,800,000	100	Hotel & serviced suite operation
Harbour Plaza Hotel Management Limited	HK\$	2	100	Hotel management
Harbour Plaza Metropolis Limited ⁷	US\$	1	100	Hotel & serviced suite operation
Harbour Plaza Resort City Limited ⁷	US\$	10,000	98.47	Hotel & serviced suite operation
Hongville Limited	HK\$	2	100	Property investment
Hutchison Estate Agents Limited	HK\$	50,000	100	Property agency
Hutchison Hotel Hong Kong Limited	HK\$	2	100	Hotel & serviced suite operation
Hutchison Lucaya Limited ^{5**}	US\$	5,000	100	Hotel & serviced suite operation
Hutchison Property Group Limited ⁷	US\$	1	100	Project management
Hutchison Whampoa Properties (Chengdu) Limited ^{4*}	RMB	1,650,000,000	100	Property development
Hutchison Whampoa Properties (Chongqing Nanan) Limited ^{2*}	RMB	3,239,500,000	95	Property development
Hutchison Whampoa Properties (Nanjing) Limited ^{4*}	HK\$	4,006,400,000	100	Property development
Hutchison Whampoa Properties (Qingdao) Limited ^{4*}	US\$	318,600,000	90	Property development
Hutchison Whampoa Properties (Wuhan Jiangnan South) Limited ^{4*}	US\$	437,300,000	100	Property development
Jubilee Year Investments Limited	HK\$	1	100	Property development
King Century Investments Limited	HK\$	1	100	Property development

Name		Paid up share/ registered capital	Effective percentage held by the Group	Principal activities
Kingsmark Investments Limited	HK\$	1	100	Property development & investment
Kovan Treasure Pte. Ltd. ^{6***}	SGD	1,000,000	100	Property development
Luxury Green Development Pte. Ltd. ^{6***}	SGD	1,000,000	100	Property development
Matrica Limited	HK\$	20	100	Hotel & serviced suite operation
New Harbour Investments Limited	HK\$	1	100	Property development
Ocean Century Investments Limited	HK\$	1	100	Property development
Oxford Investments Limited	HK\$	2	100	Property development
Pearl Wisdom Limited	HK\$	2	100	Hotel & serviced suite operation
Queensway Investments Limited	HK\$	1	85	Property development
Randash Investment Limited	HK\$	110	100	Hotel & serviced suite operation
Regent Land Investments Limited	HK\$	1	100	Property development
Rhine Office Investments Limited	HK\$	2	100	Property investment
Sai Ling Realty Limited	HK\$	10,000	100	Property development
Shanghai Changrun Jianghe Property Development Co., Ltd. ^{2*}	RMB	2,645,560,000	60	Property development
Shanghai Heya Property Development Co., Ltd. ^{3*}	RMB	700,000,000	100	Property development
Shanghai Westgate Mall Co., Ltd. ^{1*}	US\$	40,000,000	60	Property investment
Shenzhen Hutchison Whampoa CATIC Properties Limited ^{1*}	RMB	620,000,000	80	Property development & investment
Sino China Enterprises Limited	HK\$	2	100	Hotel & serviced suite operation
Stanley Investments Limited	HK\$	1	100	Property development
Swiss Investments Limited	HK\$	1	100	Property development
The Center (Holdings) Limited ⁷	US\$	1	100	Property investment
The Kowloon Hotel Limited ⁵	US\$	5	100	Hotel & serviced suite operation
Towerich Limited	HK\$	2	100	Hotel & serviced suite operation
Turbo Top Limited	HK\$	2	100	Property investment
Vember Lord Limited	HK\$	2	100	Property investment
Wealth Pine Investment Limited	HK\$	1	85	Property development
Wide Global Investment Limited	HK\$	2	100	Property development & investment
Winchesto Finance Company Limited	HK\$	15,000,000	100	Finance

¹ Cooperative joint venture registered under the law of the People's Republic of China

² Equity joint venture registered under the law of the People's Republic of China

³ Limited company registered under the law of the People's Republic of China

⁴ Wholly foreign owned enterprise registered under the law of the People's Republic of China

⁵ Incorporated in The Bahamas

⁶ Incorporated in Singapore

⁷ Incorporated in the British Virgin Islands

* Principal area of operation was in the Mainland

** Principal area of operation was in The Bahamas

*** Principal area of operation was in Singapore

Independent Auditor's Report



TO THE MEMBERS OF CHEUNG KONG PROPERTY HOLDINGS LIMITED

(incorporated in the Cayman Islands with limited liability)

We have audited the consolidated financial statements of Cheung Kong Property Holdings Limited (the "Company") and its subsidiaries (collectively referred to as the "Group") set out on pages 118 to 153, which comprise the consolidated statement of financial position as at 31 December 2015, and the consolidated income statement, consolidated statement of comprehensive income, consolidated statement of changes in equity and consolidated statement of cash flows for the year then ended, and a summary of significant accounting policies and other explanatory information.

Directors' Responsibility for the Consolidated Financial Statements

The directors of the Company are responsible for the preparation of consolidated financial statements that give a true and fair view in accordance with International Financial Reporting Standards and the disclosure requirements of the Hong Kong Companies Ordinance, and for such internal control as the directors determine is necessary to enable the preparation of consolidated financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express an opinion on these consolidated financial statements based on our audit and to report our opinion solely to you, as a body, in accordance with our agreed terms of engagement, and for no other purpose. We do not assume responsibility towards or accept liability to any other person for the contents of this report. We conducted our audit in accordance with Hong Kong Standards on Auditing issued by the Hong Kong Institute of Certified Public Accountants. Those standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the consolidated financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the consolidated financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the consolidated financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation of consolidated financial statements that give a true and fair view in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by the directors, as well as evaluating the overall presentation of the consolidated financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinion

In our opinion, the consolidated financial statements give a true and fair view of the financial position of the Group as at 31 December 2015, and of its financial performance and cash flows for the year then ended in accordance with International Financial Reporting Standards and have been properly prepared in compliance with the disclosure requirements of the Hong Kong Companies Ordinance.

Other Matter

The combined financial statements of the companies concerned for the property businesses of Cheung Kong (Holdings) Limited and its subsidiaries for the year ended 31 December 2014, which have been presented as corresponding figures to the consolidated financial statements of the Group for the year ended 31 December 2015, were audited by another auditor who expressed an unmodified opinion on those statements on 31 March 2015.

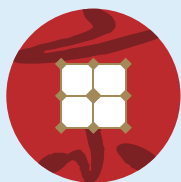
Deloitte Touche Tohmatsu

Certified Public Accountants

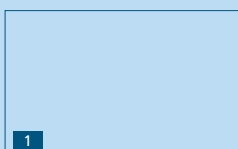
Hong Kong

17 March 2016

Listed Real Estate Investment Trusts



HUI XIAN REIT
匯賢產業信託

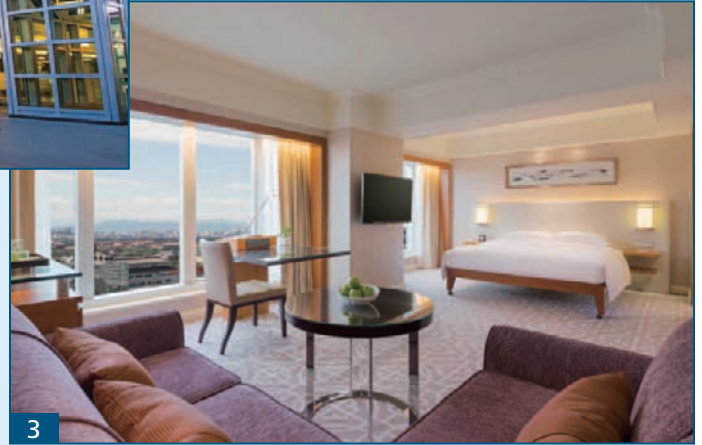


1. Beijing Oriental Plaza, Hui Xian REIT's flagship asset, celebrated its 15th anniversary in 2015

Hui Xian REIT is the first RMB-denominated REIT listed in Hong Kong. Its asset portfolio spans across retail, office, serviced apartment and hotel businesses on the Mainland, namely investments in relation to Beijing Oriental Plaza, Metropolitan Oriental Plaza in Chongqing and Sofitel Shenyang Lido in Shenyang.



2



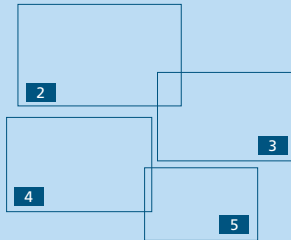
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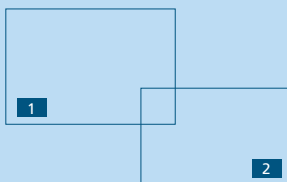
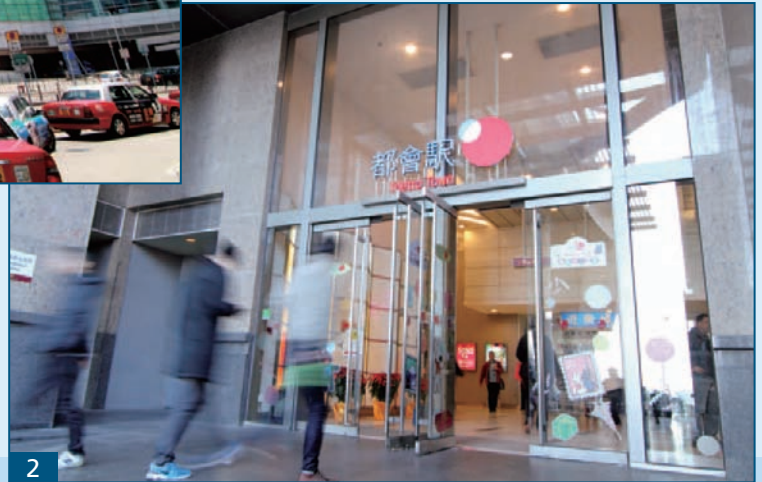


- 2. The Malls at Beijing Oriental Plaza
- 3. Grand Hyatt Beijing
- 4. & 5. The Tower Offices at Beijing Oriental Plaza

Listed Real Estate Investment Trusts (*continued*)

FORTUNE

置富產業信託 REIT



1. As one of the flagship malls of Fortune REIT, Fortune Metropolis is the retail portion of The Metropolis, a 1.4 million square feet complex comprising a retail mall, an office tower, a hotel and serviced apartment located in the Kowloon transportation hub of Hung Hom. It is directly connected to Hung Hom MTR Station with the Cross Harbour Tunnel just minutes away.
2. Metro Town located on top of Tiu Keng Leng MTR Station. As part of the Metro Town residential development, it is further connected via several pedestrian bridges to the Hong Kong Design Institute, a large scale private housing estate and a few other public housing estates.

Fortune REIT is primary listed in Hong Kong and secondary listed in Singapore. It is Asia's first cross-border REIT and also the first REIT to hold assets in Hong Kong. It currently holds a portfolio of 17 private housing estate retail properties in Hong Kong comprising 3.18 million sq.ft. of retail space and 2,713 car parking spaces.



3



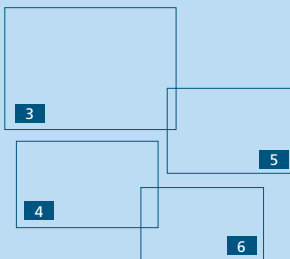
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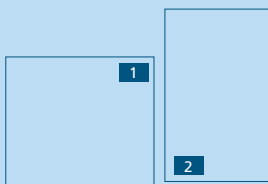


3. Ma On Shan Plaza is one of the flagship malls of Fortune REIT. As one of the largest malls along the Ma On Shan rail line, it is directly connected to the Ma On Shan MTR Station and the Ma On Shan Park.
4. Located in Shatin and is the commercial constituent of the over-10,000-unit City One Shatin residential development, Fortune City One was built in the early-80s and consists of three core buildings – Fortune City One, Fortune City One Plus and Fortune City One Market. It is Fortune REIT's most valuable asset.
5. Being the largest shopping center in Tin Shui Wai, Fortune Kingswood serves a wide residential catchment of close to 288,000 people, the hotel residents of the 1,102-room Harbour Plaza Resort City, as well as visitors from the Mainland due to its close proximity to the border. Fortune Kingswood is Fortune REIT's largest asset by area.
6. Laguna Plaza, acquired in January 2015, was the newest addition to Fortune REIT's portfolio. Located in Kwun Tong, Laguna Plaza is fortuitously situated within Laguna City, a large scale housing estate of 8,000 units.

Listed Real Estate Investment Trusts (continued)



PROSPERITY
REIT 泓富產業信託

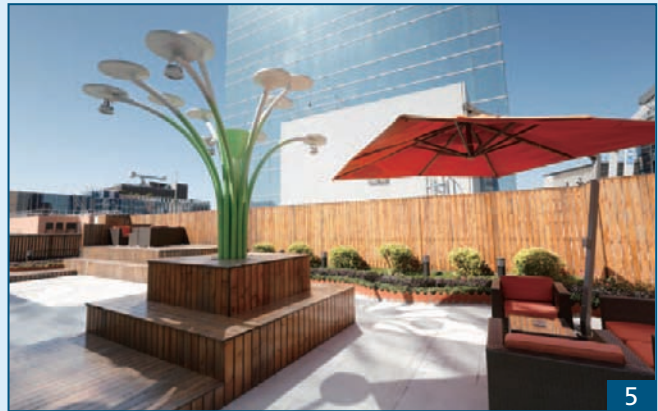


1. The Metropolis Tower - Flagship property of Prosperity REIT at Hung Hom Station, enjoys convenient transportation access and panoramic sea view of the Victoria Harbour.
2. Prosperity Millennia Plaza - Strategically located in the Island East office district and is adjacent to Harbour Plaza North Point Hotel.

Prosperity REIT is the first private sector REIT listed on the Main Board of the Hong Kong Stock Exchange. It owns a diverse portfolio of eight properties in the decentralised business districts of Hong Kong, with a total gross rentable area of 1,352,174 sq.ft., and a total of 498 car park spaces.



3



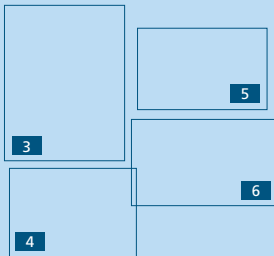
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4



- 3. Prosperity Place - Located in Kwun Tong, within close vicinity to major shopping malls and commercial buildings, positioned as a vertical shopping spot with retail and service trade tenants.
- 4. Prosperity Place – A spacious main lobby with wide street frontage, added in a café and living green wall, is the most eye catching building on Shing Yip Street.
- 5. 9 Chong Yip Street – The newly renovated rooftop garden is equipped with eco-friendly lighting and irrigation system providing an environmental leisure area for tenants.
- 6. 9 Chong Yip Street – Major acquisition in 2014, a Grade A office building located in Kwun Tong which is progressing to CBD2.

Risk Factors

The Group's businesses, financial condition, results of operations and growth prospects may be affected by risks and uncertainties directly or indirectly pertaining to the Group's businesses. The risk factors set out below are those that could result in the Group's businesses, financial condition, results of operations or growth prospects differing materially from expected results. Such factors are by no means exhaustive or comprehensive, and there may be other risks in addition to those shown below which are not known to the Group or which may not be material now but could turn out to be material in the future. In addition, this Annual Report does not constitute a recommendation or advice to invest in the shares of the Company and investors are advised to make their own judgment or consult their own investment advisors before making any investment in the shares of the Company.

Property Developments

There exist general risks inherent in property development and in the ownership of properties, including, among other things, rising construction costs, risks that financing for developments may not be available on favourable terms, that construction may not be completed on schedule or within budget especially due to issues such as aging workforce, labour shortage, skills mismatch and succession gap as well as the escalation of material prices, that long-term financing may not be available on completion of construction, that developed properties may not be sold or leased on profitable terms, that there will be intense competition from other developers or property owners which may lead to vacant properties or an inability to sell or rent properties on favourable terms, that purchasers or tenants may default, that properties held for rental purpose will need to be renovated, repaired and re-let on a periodic basis, that it may not be possible to renew leases or re-let spaces when existing leases expire, and that the property market conditions are subject to changes in environmental laws and regulations and zoning laws and other governmental rules and fiscal policies. Property values and rental values are also affected by factors such as political developments, governmental regulations and changes in planning or tax laws, levels of interest rates and consumer prices, the overall supply of properties, and the imposition of governmental measures to dampen property prices. Taxes, levies, stamp duties and similar taxes or charges payable for the sale or transfer of residential properties may be imposed by the relevant authorities from time to time.

Investment in property is generally illiquid, which may limit the ability of the Group in timely realising property assets into cash.

Supply of land is subject to the development of land policies in different markets. Acquisition of land in Hong Kong, the Mainland and other overseas markets may be subject to various regulatory requirements or restrictions. Future growth prospects of the property development business are therefore affected by the availability and price levels of prime sites in Hong Kong, the Mainland and other overseas markets.

The Group may be subject to fines or sanctions if it does not pay land premiums or does not develop properties according to the terms of the land grant documents. Under the Mainland laws and regulations relating to idle land, if a developer fails to develop land according to the terms of the land grant contracts (including but not limited to, the payment of fees, the designated uses of land and the time for commencement and completion of development of the land), the relevant authorities may issue a warning to or impose a fine on the developer or require the developer to forfeit the land use rights. Any violation of the terms of the land grant contracts may also restrict a developer's ability to participate, or prevent it from participating, in future land bidding. Furthermore, there are specific requirements regarding idle land and other aspects of land use rights grant contracts in many cities on the Mainland, and the local authorities are expected to enforce such rules in accordance with the instructions from the central government of the Mainland.

Circumstances leading to the repossession of land or delays in the completion of a property development may arise and if the Group's land is repossessed, the Group will not be able to continue its property development on the forfeited land, recover the costs incurred for the initial acquisition of the repossessed land or recover development costs and other costs incurred up to the date of the repossession. Furthermore, regulations relating to idle land or other aspects of land use rights may become more restrictive or punitive in the future. If the Group does not comply with the terms of any land use rights grant contracts as a result of delays in project development, or as a result of other factors, the Group may lose the opportunity to develop the project, as well as its past investments in the land, which may materially and adversely impact its business, financial condition, results of operations and growth prospects.

Properties could suffer physical damage by fire or other causes and the Group may be exposed to any potential risks associated with public liability claims, resulting in losses (including loss of rent and value of properties) which may not be fully compensated for by insurance proceeds, and such events may in turn affect the Group's financial condition or results of operations. There is also the possibility of other losses for which the Group may not obtain insurance at a reasonable cost or at all. Should an uninsured loss or a loss in excess of insured limits occur, payment of compensation may be required and this may affect the returns on capital invested in that property. The Group would also remain liable for any debt or other financial obligation, such as committed capital expenditures, related to that property. In addition, insurance policies will have to be renewed every year and acceptable terms for coverage will have to be negotiated, thus exposing the Group to the volatility of the insurance markets, including the possibility of rate increases. Any such factors may adversely affect the Group's businesses, financial condition, results of operations or growth prospects.

Risk Factors (continued)

Industry Trends and Interest Rates

The trends in the industries in which the Group operates, including the property market sentiment and conditions, property values in Hong Kong, the mark to market value of investment securities, the currency environment and interest rates cycles, may pose significant risks to the Group's businesses, financial condition, results of operations or growth prospects. There can be no assurance that the combination of industry trends and interest rates the Group experiences in the future will not adversely affect its businesses, financial condition, results of operations or growth prospects.

In particular, income from finance and treasury operations is dependent upon the capital markets, interest rate and currency environment, and the worldwide economic and market conditions, and therefore there can be no assurance that changes in these conditions will not adversely affect the Group's businesses, financial condition, results of operations or growth prospects. The volatility in the financial markets may also adversely affect the income to be derived by the Group from its finance and treasury activities.

Highly Competitive Markets

The Group's principal business operations face significant competition across the markets in which they operate. New market entrants and intensified price competition among existing market players could adversely affect the Group's businesses, financial condition, results of operations or growth prospects. Competition risks faced by the Group include (a) an increasing number of developers undertaking property investment and development in Hong Kong, the Mainland and in other overseas markets, which may affect the market share and returns of the Group; and (b) significant competition and pricing pressure from other developers which may adversely affect the Group's businesses, financial condition, results of operations or growth prospects.

New Business Ventures

To balance and mitigate the inherent risks associated with the cyclical nature of property development, or generally, the Group is committed to balancing and strengthening its business portfolio through diversification and globalisation. The Group will explore ways to create new sources of revenue by making ventures into new business sectors and geographical regions if appropriate. However, there is no assurance that the Group will implement its diversification and globalisation strategies successfully or that its strategies will be able to deliver the results as anticipated. Also, expansion into new sectors and markets may expose the Group to new uncertainties including but not limited to risks relating to insufficient operating experience in certain sectors and markets, changes in governmental policies and regulations and other adverse developments affecting such sectors and markets. There is also no assurance that all investors would favour the new ventures that may be made by the Group.

Currency Fluctuations

The results of the Group are recorded in Hong Kong dollars but its various subsidiaries, associates and joint ventures may receive revenue and incur expenses in other currencies. Any currency fluctuations on translation of the accounts of these subsidiaries, associates and joint ventures and also on the repatriation of earnings, equity investments and loans may therefore impact on the Group's businesses, financial condition, results of operations or growth prospects. Although currency exposures have been managed by the Group, a depreciation or fluctuation of the currencies in which the Group conducts operations relative to the Hong Kong dollar could adversely affect its businesses, financial condition, results of operations or growth prospects.

Strategic Partners

Some of the businesses of the Group are conducted through non wholly-owned subsidiaries, associates and joint ventures in which the Group shares control (in whole or in part) and strategic alliances have been formed by the Group with other strategic or business partners. There can be no assurance that any of these strategic or business partners will continue their relationships with the Group in the future or that the Group will be able to pursue its stated strategies with respect to its non wholly-owned subsidiaries, associates and joint ventures and the markets in which they operate. Furthermore, the joint venture partners may (a) have economic or business interests or goals that are inconsistent with those of the Group; (b) take actions contrary to the Group's policies or objectives; (c) undergo a change of control; (d) experience financial and other difficulties; or (e) be unable or unwilling to fulfil their obligations under the joint ventures, which may affect the Group's businesses, financial condition, results of operations or growth prospects.

Impact of Local, National and International Regulations

The local business risks in different countries and cities in which the Group operates could have a material impact on the businesses, financial condition, results of operations or growth prospects. The Group has investments in different countries and cities around the world and the Group is, and may increasingly become, exposed to different and changing political, social, legal, tax, regulatory and environmental requirements at the local, national or international level. Also, new guidelines, directives, policies or measures by governments, whether fiscal, tax, regulatory, environmental or other competitive changes, may lead to an increase in additional or unplanned operating expenses and capital expenditures, increase in market capacity, reduction in government subsidies, pose a risk to the overall investment return of the Group's businesses and may delay or prevent the commercial operation of a business with resulting loss of revenue and profit, which may adversely affect the Group's businesses, financial condition, results of operations or growth prospects.

Impact of New Accounting Standards

The International Accounting Standards Board has from time to time issued new and revised International Financial Reporting Standards ("IFRS"). As accounting standards continue to develop, the International Accounting Standards Board may in the future issue more new and revised IFRS and the Group may be required to adopt new accounting policies which might or could have a significant impact on the Group's businesses, financial condition, results of operations or growth prospects.

Outbreak of Highly Contagious Disease

In 2003, there was an outbreak of Severe Acute Respiratory Syndrome ("SARS") in Hong Kong, the Mainland and other places. The SARS outbreak had a significant adverse impact on the economies of the affected areas. The spread of Influenza and other communicable diseases from time to time have also affected many areas of the world. The outbreak of the Ebola virus disease also poses a significant threat to global industries. Additional outbreaks of other epidemic diseases may adversely affect the Group's businesses, financial condition, results of operations or growth prospects.

Risk Factors *(continued)*

Natural Disasters

Some of the Group's assets and businesses, customers and suppliers are located in areas at risk of damage from earthquakes, floods and similar events and the occurrence of any of these events could disrupt the Group's business and materially and adversely affect the Group's businesses, financial condition, results of operations or growth prospects.

Although the Group has not experienced any major structural damage to its property development projects or assets or facilities from earthquakes or natural disasters to date, there can be no assurance that future earthquakes or other natural disasters will not occur and result in major damage to the Group's property development projects, assets or facilities or on the general supporting infrastructure facilities in the vicinity, which could adversely affect the Group's businesses, financial condition, results of operations or growth prospects.

Forward-Looking Statements

This Annual Report may contain forward-looking statements and opinions that involve risks and uncertainties. Actual results may differ materially from expectations discussed in such forward-looking statements and opinions. Neither the Group nor the Directors, employees or agents of the Group assume (a) any obligation to correct or update the forward-looking statements or opinions contained in this Annual Report; and (b) any liability in the event that any of the forward-looking statements or opinions does not materialise or turns out to be incorrect.

Corporate Information and Key Dates

Board of Directors

LI Ka-shing	<i>Chairman</i>
LI Tzar Kuoi, Victor	<i>Managing Director and Deputy Chairman</i>
KAM Hing Lam	<i>Deputy Managing Director</i>
IP Tak Chuen, Edmond	<i>Deputy Managing Director</i>
CHUNG Sun Keung, Davy	<i>Executive Director</i>
CHIU Kwok Hung, Justin	<i>Executive Director</i>
CHOW Wai Kam	<i>Executive Director</i>
PAU Yee Wan, Ezra	<i>Executive Director</i>
WOO Chia Ching, Grace	<i>Executive Director</i>
CHEONG Ying Chew, Henry	<i>Independent Non-executive Director</i>
CHOW Nin Mow, Albert	<i>Independent Non-executive Director</i>
HUNG Siu-lin, Katherine	<i>Independent Non-executive Director</i>
Simon MURRAY	<i>Independent Non-executive Director</i>
YEH Yuan Chang, Anthony	<i>Independent Non-executive Director</i>

Audit Committee

CHEONG Ying Chew, Henry	<i>(Chairman)</i>
CHOW Nin Mow, Albert	
HUNG Siu-lin, Katherine	

Remuneration Committee

HUNG Siu-lin, Katherine	<i>(Chairman)</i>
LI Ka-shing	
CHEONG Ying Chew, Henry	

Executive Committee

	LI Tzar Kuoi, Victor	<i>(Chairman)</i>
KAM Hing Lam	IP Tak Chuen, Edmond	
CHUNG Sun Keung, Davy	CHIU Kwok Hung, Justin	
CHOW Wai Kam	PAU Yee Wan, Ezra	
WOO Chia Ching, Grace	YIP Kin Ming, Emmanuel	
MAN Ka Keung, Simon	SHEN Wai Yee, Grace	
KWAN Chi Kin, Anthony	Eirene YEUNG	
MA Lai Chee, Gerald	KOH Poh Chan	

Company Secretary

Eirene YEUNG

Authorised Representatives

IP Tak Chuen, Edmond
Eirene YEUNG

General Manager, Accounts Department

MAN Ka Keung, Simon

Principal Bankers

China Construction Bank Corporation
Sumitomo Mitsui Banking Corporation
Industrial and Commercial Bank of China Limited
Shanghai Pudong Development Bank Co., Ltd.
The Bank of Tokyo-Mitsubishi UFJ, Ltd.
The Hongkong and Shanghai Banking Corporation Limited
Oversea-Chinese Banking Corporation Limited
China Merchants Bank Co., Ltd.
Citibank, N.A.
Credit Agricole Corporate and Investment Bank

Auditor

Deloitte Touche Tohmatsu

Legal Advisers

Woo, Kwan, Lee & Lo

Registered Office

PO Box 309, Ugland House, Grand Cayman,
KY1-1104, Cayman Islands

Principal Place of Business

7th Floor, Cheung Kong Center,
2 Queen's Road Central, Hong Kong

Principal Share Registrar and Transfer Office

Maples Fund Services (Cayman) Limited
PO Box 1093, Boundary Hall, Cricket Square,
Grand Cayman, KY1-1102, Cayman Islands

Hong Kong Share Registrar and Transfer Office

Computershare Hong Kong Investor Services Limited
Rooms 1712 – 1716, 17th Floor, Hopewell Centre,
183 Queen's Road East, Hong Kong

Stock Codes

The Stock Exchange of Hong Kong Limited: 1113
Bloomberg: 1113 HK
Reuters: 1113.HK

Website

www.ckph.com.hk

Key Dates

Annual Results Announcement	17 March 2016
Closure of Register of Members (for determination of shareholders who are entitled to attend and vote at Annual General Meeting)	10 to 13 May 2016 <i>(both days inclusive)</i>
Annual General Meeting	13 May 2016
Record Date (for determination of shareholders who qualify for the Final Dividend)	19 May 2016
Payment of Final Dividend	1 June 2016

This annual report 2015 (“Annual Report”) is available in both English and Chinese versions. Shareholders who have received either the English or the Chinese version of the Annual Report may request a copy in the other language by writing to the Company c/o the Company’s Hong Kong Share Registrar, Computershare Hong Kong Investor Services Limited, at 17M Floor, Hopewell Centre, 183 Queen’s Road East, Hong Kong or by email to ckph.ecom@computershare.com.hk.

The Annual Report (both English and Chinese versions) has been posted on the Company’s website at www.ckph.com.hk. Shareholders who have chosen (or are deemed to have consented) to read the Company’s corporate communications (including but not limited to the Annual Report) published on the Company’s website in place of receiving printed copies thereof may request the printed copy of the Annual Report in writing to the Company c/o the Company’s Hong Kong Share Registrar or by email to ckph.ecom@computershare.com.hk.

Shareholders who have chosen (or are deemed to have consented) to receive the corporate communications using electronic means through the Company’s website and who for any reason have difficulty in receiving or gaining access to the Annual Report posted on the Company’s website will upon request in writing to the Company c/o the Company’s Hong Kong Share Registrar or by email to ckph.ecom@computershare.com.hk promptly be sent the Annual Report in printed form free of charge.

Shareholders may at any time choose to change their choice as to the means of receipt (i.e. in printed form or by electronic means through the Company’s website) and/or the language of the Company’s corporate communications by reasonable prior notice in writing to the Company c/o the Company’s Hong Kong Share Registrar or sending a notice to ckph.ecom@computershare.com.hk.



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